

REPORT OF THE BOARD OF ASSESSORS

The assessor's office is the primary generator of Wellesley's revenue with over 80% of the town's budget funded by property taxes and automobile excise. The office functions as part of the town government system but must comply with Massachusetts General Laws and is regulated by the Massachusetts Department of Revenue (DOR). The dependence on property taxes and the vital *new growth* component of the tax levy reinforces the importance of the assessors' office and the need for administrating Massachusetts' property tax laws effectively and equitably to produce accurate, fair assessment of all taxable property.

The job of the Board of Assessors is not to determine how much the town will spend or levy in taxes. The tax levy, approved at the annual town meeting, is allowed to increase annually by 2½% plus an allowance for new growth construction. Amounts over the levy limit for debt exclusions or overrides are approved by a vote of town residents.

The assessors' primary responsibility is to find the "full and fair cash value" of all properties; independent of the tax levy. The assessors utilize a computerized mass-appraisal technique to annually establish assessed values. The system allows the town to administer the property tax in a timely, cost effective and uniform manner.

Fiscal year 2014 assessed values are based on a market valuation date (or assessment date) of January 1, 2013 by analyzing market sales from calendar year 2012. The assessed value is an amount that a property might be expected to realize if it had sold on the assessment date. The assessing department is subject to an annual statistical audit by the Massachusetts Department of Revenue (DOR). To pass the standards established by the DOR, the assessors collect record and analyze a great deal of information on each property for statistical and comparative analysis. The assessed values cannot be finalized until the DOR is assured there is horizontal and vertical equity amongst all properties.

The tax rate is the ratio between the tax levy and the total valuation of the town. It is the rate which will provide funds to pay for services and projects as voted at town meeting. The Board of Selectmen hold an annual public tax classification hearing to decide to continue with a single tax rate for all properties or to tax different classes of properties at different rates. The vote *does not* increase the town's tax levy but merely shifts the tax burden from one group of taxpayers to another. The selectmen voted to continue with a single tax rate for fiscal year 2014.

Total assessed values for each major class of properties, the number of parcels, and their share of the tax levy are shown below.

Class	Parcel Count	Valuation	Percentage of Levy
Residential	8,189	\$8,550,806,000	87.65%
Commercial	229	1,095,048,000	11.23
Personal Property	820	109,281,300	1.12
TOTAL	9,258	\$9,755,135,300	100.00%

The tax rate for fiscal year 2014 was \$11.54 per \$1,000 of valuation. The levy limit was \$112,580,720 and the town levied \$109,574,257. The levy included payments for debt exclusions totaling \$11,169,533 and new growth of \$1,575,028. There were 110 real and personal property tax abatement applications for the fiscal year and 37 were granted some adjustment in their assessed value and corresponding abatement.

The total personal exemptions for fiscal year 2014 were:

Exemption Type	Count	Total Tax Amount
Clause 22 – Veterans	67	\$57,484
Clause 37 – Blind	20	\$10,000
Clause 41A – Deferral	32	\$261,503
Clause 41C – Elderly	34	\$34,000
Community Preservation Exemption	73	\$4,471
Senior Work Program	12	\$7,302

Taxpayers experiencing financial hardship are encouraged to consult with the assessors' office to determine eligibility for deferrals and exemptions as options to allow them to remain in their homes.

The total number of Motor Vehicle Excise Bills issued during fiscal 2014 was, 23,327 that generated \$4,869,517 in tax receivables.

Office Staff:

Donna McCabe, A.A.S.	Chief Assessor
Lauren O'Sullivan	Assistant Administrator
Louise Burns	Secretary
Ellen Muller	Assessor Technician
Judy Keefe	Assistant Secretary

Respectfully submitted,
 Board of Assessors
 Stephen D. Mahoney, Chair
 W. Arthur Garrity III
 David C. Chapin