

ROLE OF THE ASSESSOR TOWN OF SHARON CIVIC ACADEMY



Jeffery Funk, MAA
Administrative Assessor

ASSESSOR'S OFFICE ROLES & RESPONSIBILITIES

- ◉ Classification of Property
- ◉ Property Valuation
- ◉ Tax Rate Setting
- ◉ Financial Team Involvement -
Value Projections - New Growth
- ◉ Motor Vehicle Excise
- ◉ Exemptions

CLASSIFICATION OF PROPERTY

- Residential - single family, condominiums, multi-family of all sizes, daycare, apartments.
- Commercial - general office, hotel, recreation, retail, storage
- Industrial - manufacturing, office related to manufacturing, research & development, utility
- Personal Property - machinery and equipment used in the conduct of business

USE CODE - PROPERTY CLASSIFICATION

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	5,345	3,638,981,500				
102	425	185,980,900				
MISC 103,109	21	18,198,400				
104	93	56,601,200				
105	4	2,498,900				
111-125	7	78,906,200				
130-32,106	289	31,229,300				
200-231	0		0			
300-393	84			139,218,900		
400-442	36				61,209,600	
450-452	0				0	
CH 61 LAND	1 4		0	19,400		
CH 61A LAND	0 15		0	84,300		
CH 61B LAND	0 21		0	2,733,700		
012-043	21	13,897,732	0	15,164,368	10,300	
501	66					2,665,550
502	93					8,642,540
503	0					0
504	4					88,076,270
505	5					9,446,000
506	1					11,400,900
508	5					1,382,340
550-552	0					0
TOTALS	6,540	4,026,294,132	0	157,220,668	61,219,900	121,613,600
Real and Personal Property Total Value						4,366,348,300
Exempt Parcel Count & Value					577	412,231,400

VALUATION

- Mass Appraisal vs. Fee Appraisal
- CAMA - Computer Assisted Mass Appraisal
- Effective Date: FY2024 = 1/01/2023
- Certification Years vs. Interim Years

Residential Valuation Analysis

- | | |
|-------------------|--|
| • Interim Year | • Certification Year (Now Every 5yrs) |
| • Location - Land | • Quality (Grade) |
| • Style | • Land size/curve |
| • Age | • Living area curves |
| • Condition | • Depreciation |
| | • Improvements (kitchen, baths, finished basement) |

VALUATION(CONT.)

⦿ Inspections -

- ⦿ Sales - Visit 100% of sales to confirm data and gather any additional information (Paid 'X' for 'Y')
- ⦿ Permits to maintain an up to date database
- ⦿ Cyclical - Accurate comparison (State Recommended 10 Yrs)

⦿ Is inspection mandatory?

⦿ Should I let the Assessor in for inspection?

⦿ Are you just going to raise my taxes?

⦿ Am I penalized because I just purchased my house?

⦿ Do you simply adjust values to meet the sale price?

⦿ Can I Appeal? **POSTMARKED BY FEBRUARY 1ST**



TOWN OF SHARON

OFFICE OF THE

BOARD OF ASSESSORS

RICHARD B. GORDEN
ANNE M. CARNEY
ELLEN W. ABELSON

90 SOUTH MAIN ST.
SHARON, MASSACHUSETTS 02067

TEL(781) 784-1507 Ext. 1207
FAX (781) 784-1518

SKERRY, KATHLEEN E.
TSOLAKIS, NICHOLAS
23 SANDPIPER HL
SHARON, MA 02067

Dear Property Owner,

This questionnaire is to verify Assessors' records for your real estate located at 23 SANDPIPER HL, Sharon, MA. Please complete this questionnaire at your earliest convenience and return it to the Assessors' Office, 90 South Main Street, Sharon, MA 02067. The Assessors' are requesting this information under Chapter 59; Section 38D of Massachusetts General Law. A copy of this statute is enclosed. We thank you for your cooperation.

Sincerely,

Sharon Board of Assessors

1. Date of Sale: 6/6/2022 Sale Price: \$2,100,000
2. Was the property purchased through a real estate broker? Y/N _____
3. Was this sale between members of the same family? Y/N _____
4. Was this a repossession or sale of foreclosed property? Y/N _____
5. Was this a sale in the proceedings of a bankruptcy? Y/N _____
6. Prior to the purchase, did you rent this property? Y/N _____
7. Did the sale consist of more than one property? Y/N _____
8. In your opinion, did the sale price reflect fair market value? Y/N _____

DWELLING INFORMATION:

1. Type: Single Family ___ Two Family ___ Three Family ___ Four Family ___
Condo ___ Other (_____)
2. Year Built: _____ (If known)
3. House Style: Ranch ___ Cape Cod ___ Raised Ranch ___ Bungalow ___
Split ___ Contemporary ___ Victorian ___ Other (_____)
4. Story Height: 1-story ___ 1.5-story ___ 1.75-story ___ 2-story ___ Above 2-story ___
If "1.5" or "1.75-story," is upper floor: Unfinished ___ Partially finished% ___ Fully Finished ___
5. Basement are: None ___ Full ___ Partial ___
If "partial" 25% ___ 50% ___ 75% ___
6. Finished Basement: Unfinished ___ Partially Finished ___ Full Finished ___
If "partial," square feet of finished basement (if known) _____
7. Basement garage (if applicable): One car ___ Two car ___ Other ___
8. Bathroom counts: Full# _____ Half# _____
9. Total room count (excluding bathrooms): First floor _____ Second Floor _____
10. Heat type: Hot water ___ Hot air ___ Electric ___ Heat Pump ___ Solar ___ Other ___
11. Heat fuel: Gas/propane ___ Oil ___ Electric ___
12. Central A/C: None ___ Full ___ Partial% _____
13. Number of fireplaces: _____
14. Attic: None ___ Unfinished space ___ Finished space ___
15. Attached garage (if detached, see 17): One car ___ Two car ___ Three car ___ Other# _____
Is the area above garage (if any): Living area ___ Unfinished area ___
16. List any major renovations completed **after** your purchase:
17. List any other detached structures on your property, including detached garage, swimming pools, tennis courts, barns, sheds, etc.:
18. If new construction, total contract price of all extras: _____

SIGNATURE: _____ DATE: _____

Property Location 14 CEDRUS RD
 Vision ID 3470

Account # 674

Map ID 130/15/11

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

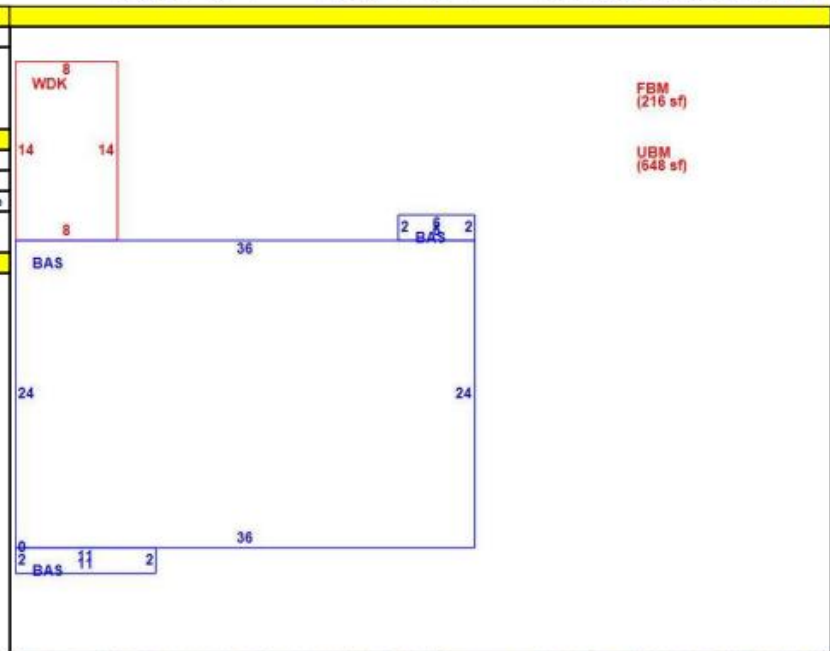
State Use 1010
 Print Date 9/25/2023 9:30:44 AM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				422 SHARON, MA VISION									
MARTIN, STEPHEN PETTIT 14 CEDRUS RD SHARON MA 02067						Description	Code	Assessed	Assessed										
		SUPPLEMENTAL DATA				RESIDNTL	1010	164,300	164,300										
		Alt Prcl ID OLD LOC_ 130015000 Photo X Ward Precinct INSPECTI GIS ID F_737177_2878229				RES LAND	1010	314,800	314,800										
				CYCLICAL X Year Solar # of Afford	RESIDNTL	1010	100	100											
						Total		479,200	479,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
MARTIN, STEPHEN PETTIT		40620	269	06-17-2022	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
DEVITO, DANIEL A.		39877	153	09-22-2021	Q	I	482,000	00	2023	1010	148,600	2022	1010	135,600		2021	1010	131,900	
FALK, DAVID L.		34216	0092	06-28-2016	Q	I	347,500	00		1010	299,800		1010	249,800			1010	235,700	
O'NEILL, CAROLINE		33885	0303	02-29-2016	U	I	230,000	1		1010	100		1010	100			1010	100	
ELIZABETH S CLARKIN		20700	0305	03-16-2004	U	I		1	Total		448,500	Total		385,500	Total		367,700		
EXEMPTIONS		OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total																			
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch															
0050																			
NOTES																			
BLUE TOT REMOD 2016 EG LIFE ESTATE 5/7/03										Appraised Bldg. Value (Card) 164,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 100 Appraised Land Value (Bldg) 314,800 Special Land Value 0 Total Appraised Parcel Value 479,200 Valuation Method C Total Appraised Parcel Value 479,200									
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result					
14930	03-15-2016	RES	Residential	20,000		100		CHANGE CABINETS NEW SL	09-29-2022	JLF			01	Measur+1Visit					
8556	06-08-2004	RE	Remodel	200		100		REPLACE CEDAR WOOD SH	06-19-2017	DM			01	Measur+1Visit					
									12-20-2007	AU			00	Measur+Listed					
									01-01-1900	AO			40	No change					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	1010	Single Fam MDL			10,000	SF	31.48	1.00000	1	1.00	0050	1.000		1.0000	31.48	314,800			
Total Card Land Units					10,000	SF	Parcel Total Land Area					0	Total Land Value			314,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	172,992
Year Built	1950
Effective Year Built	2015
Depreciation Code	RB2
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	164,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad.	Appr. Value
SHED	SHED	L	1	100.00	1950		100		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	898	898	898	155.15	139,325
FBM	Basement, Finished	0	216	76	54.59	11,791
UBM	Basement, Unfinished	0	648	130	31.13	20,170
WDK	Deck, Wood	0	112	11	15.24	1,707
Ttl Gross Liv / Lease Area		898	1,874	1,115		172,993



VALUATION TABLES

Building Styles

SIN	01	▼ Ranch	104.00
SIN	02	▼ Split-Level	110.00
SIN	03	▼ Colonial	107.00
SIN	04	▼ Cape Cod	110.00
SIN	05	▼ Bungalow	113.00
SIN	06	▼ Conventional	107.00
SIN	07	▼ Modern/Contemp	100.00
SIN	08	▼ Raised Ranch	104.00
SIN	09	▼ Family Flat	93.00
SIN	10	▼ Family Duplex	93.00

Grade Adjustments

01	Low Cost	-0.250
02	Below Average	-0.100
03	Average	0.000
04	Average +10	0.100
05	Average +20	0.210
06	Good	0.400
07	Excellent	0.400
08	Excellent +10	0.550
09	Excellent +20	0.730
10	Excellent +30	0.920
11	Custom	1.140

Neighborhood Adjustments

0040	RES	0.930
0050	RES	1.000
0060	RES	1.100
0064	RES	1.150
0070	RES	1.230
0080	RES	1.250
0084	RES	1.330
0090	RES	1.630
0091	RES	1.780
0092	RES	1.780
0094	RES	2.040

ASSESSED-TO-SALE RATIO

- FY2023 Assessed Value: \$448,500
 - CY2022 Sale Price: \$500,000
 - FY2024 Assessed Value: \$479,200
 - FY2024 ASR: 95.8%
-
- CY2022 Sale Price: \$500,000
 - Minus improvements: \$164,400
 - Indicated Land Value: \$335,600
 - FY2024 Assessed Land: \$314,800
 - Land Residual: 93.8%



TIMELINE

Target Date Range	Item/Function
January 1	Annual Valuation Effective Date
February 1	Abatement Application Deadline
May 1	Complete/Act on all Abatements
June 30	Cut-off for collection New Growth
June 30	Preliminary Tax Bills Mailed
July 31	Complete Entry of New Growth
August 1 – September 30	Sales Analysis
October 15	Sales Analysis Submission – LA-3
November 1	Classification – Values – LA-4
November 1	Certified New Growth – LA-13
November 15	Classification Hearing, Finalize Tax Rate
December 31	Actual Tax Bills Mailed

NEW GROWTH

What is New Growth?

- Subject to taxation for the first time
 - January 1st
 - Previously exempt
 - Taxed separately / parcel split
 - New Personal Property - Audits
- Increase in valuation due to
 - June 30th
 - New construction
 - Additions or expansions

LEVY & PROP 2 1/2

- LEVY

The total amount to be raised by a community through real and personal property taxes. For most communities it is the largest source of revenue.

- LEVY LIMIT

A restriction on the amount of property taxes a community can levy.

- LEVY CEILING

The maximum amount a community may levy, equal to 2 ½ percent of the total full and fair cash value of all taxable real and personal property.

LEVY LIMIT CALCULATION

A. FY 2022 Levy Limit from I.	73,736,939	
A1. Amended FY 2022 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,843,423	
C. ADD FY 2023 New Growth	466,309	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. ADD FY 2023 Subtotal	76,046,671	
F. FY 2023 Levy Ceiling	109,158,708	II. 76,046,671

A. FY 2023 Levy Limit from II.	76,046,671
B. FY 2023 Debt Exclusion(s)	8,352,457
C. FY 2023 Capital Expenditure Exclusion(s)	0
D. FY 2023 Stabilization Fund Override	0
E. FY 2023 Other Adjustment	0
F. FY 2023 Water/Sewer	0
G. FY 2023 Maximum Allowable Levy	84,399,128

Actual FY2023 Levy **81,170,414.89**

Excess Levy Capacity **\$3,228,714**

SHIFT IN THE LEVY - SINGLE VS. SPLIT RATE

WHAT DOES IT MEAN?

Average Single Family Value: \$685,000

Average Commercial Value: \$1,688,139

CIP % in Sharon 7.7%

	Single Rate	1.10%	1.20%	1.30%	1.40%	1.50%
Residential Rate	\$18.59	\$18.43	\$18.28	\$18.12	\$17.96	\$17.80
Tax	\$12,734.15	\$12,624.55	\$12,521.80	\$12,412.20	\$12,302.60	\$12,193.00
Differnce		(\$109.60)	(\$212.35)	(\$321.95)	(\$431.55)	(\$541.15)
CIP Rate	\$18.59	\$20.45	\$22.31	\$24.17	\$26.03	\$27.88
Tax	\$31,382.50	\$34,522.44	\$37,662.38	\$40,802.32	\$43,942.26	\$47,065.32
Difference		\$3,139.94	\$6,279.88	\$9,419.82	\$12,559.75	\$15,682.81

PROS AND CONS

- ◉ State law allows for a shift of levy burden of up to 50% to Commercial, Industrial and Personal Property. A residential factor of 1 represents a single rate.
- ◉ Pros:
 - Offers residential property owners tax relief.
- ◉ Cons:
 - Higher commercial taxes inhibits commercial growth.
 - Property expenses are passed on the tenants either directly or by higher asking rents.
 - Higher commercial taxes can reduce commercial values by increasing expenses - the result of reduced commercial value increases the residential levy percentage.
 - Allowed by law but is it fair and equitable?

OVERVIEW OF TAX EXEMPTIONS

- ◉ Existing statutory tax exemptions:
 - ◉ Seniors – Ch. 59 § 5 clause 41C
 - ◉ Senior Deferral - Ch. 59 § 5 clause 41A
 - ◉ Seniors / Surviving Spouse / Minor Child - Ch. 59 § 5 clause 17D
 - ◉ Disabled Veterans / Surviving Spouses – Ch. 59 § 5 clause 22 (a-f)
 - ◉ Blind - Clause G.L. Ch. 59 § 5 clause 37A
 - ◉ Hardship - Ch. 59 § 5 clause 18 (At discretion of the Board of Assessors)

Exemptions cannot reduce the tax amount below the prior year's exempted payment.

Ex. FY23 taxes: \$5,000 - \$1,000(exemption) = \$4,000 minimum for FY24.

- ◉ Senior Work-off Program - Ch. 59 § 5K

MOTOR VEHICLE EXCISE

- Based upon the MSRP of a vehicle
- \$25 per \$1,000 Prorated monthly

In the year preceding the year of manufacture	50%
In the year of manufacture	90%
In the second year	60%
In the third year	40%
In the fourth year	25%
In the fifth and succeeding years	10%

- Abatements
- Leased Vehicles

Eye-popping property taxes in Lunenburg spark outrage from homeowners as town officials investigate



Oops! Taunton assessors' \$137 million mistake means higher tax bills for homeowners

To remedy the situation a bill must be approved by the state Legislature. The new tax rate will eventually be submitted to the Massachusetts Department of Revenue.



Statement from Town Manager, Thomas J. Calter in response to Finance Committee Chair, Vaughan Enokian:

Fiscal 2023 Real Estate Tax Bill Error Questions and Answers:

I understand that there is some sort of error on the most recent tax bills sent out. Do you have any information on what is going on with the error? How did this error happen?

*The Real Estate Property Tax bills for Fiscal 2023 that were mailed on December 31, 2022 displayed Fiscal 2022 assessed values in error, instead of Fiscal 2023 assessed values. This error will be rectified by producing and issuing a new bill. Any payments previously made will still be applied. ** Please note that Personal Property Tax bills were not affected.*

Is the error higher or lower than what the bills should be?

In most cases the new and corrected Fiscal 2023 Real Estate Property tax bills will be higher.

Does this change the due dates of property taxes?

Yes, Fiscal 2023 Real Estate Property Tax bills for 3rd and 4th quarter will now have a due date of May 1, 2023. Personal Property Tax bills will remain due on February 1st and May 1, 2023.

How much is the total of all the bills off?

The incorrect bill underestimated the tax liability by approximately \$7.12 million.

THANK YOU!

Jeffery Funk, Administrative Assessor
(781)784-1500 ext. 1207
jfunk@townofsharon.org

Board of Assessors

Richard B. Gorden
Ellen W. Abelson
Anne M. Carney