

Summary of Appropriations and Revenues

APPROPRIATIONS & OTHER EXPENDITURES

Total Appropriations of Town Meeting	\$9,237,703.61
Overlay Deficits	0
Cherry Sheet Offsets	\$5,881.00
Snow and Ice Deficit	\$54,836.59
State and County Charges	\$14,002.00
Allowance for Abatements & Exempts	\$79,533.04
TOTAL	\$9,391,956.24

ANTICIPATED REVENUES

<i>Property Tax Levy</i>	\$6,772,981.63
<i>State Distributions -</i>	
State Aid	\$450,005.00
Veteran Reimbursements	\$49,365.00
Exemption Reimbursements	\$27,360.00
State Owned Land	\$56,108.00
Public Libraries	\$5,881.00

Local-Non-property Tax Revenues (anticipated)

Motor Vehicle Excise	\$616,000.00
Penalties & Interest on Taxes	\$23,500.00
Payment in Lieu of Taxes	\$333,000.00
Other Charges for Services	\$200,000.00
Fees	\$56,948.00
Other Revenues	\$18,000.00
Licenses and Permits	\$70,000.00
Fines and Forfeits	\$9,500.00
Special Assessments	0.00
Investment Income	\$4,500.00
Misc Non-Recurring	0.00

Other

Free Cash	\$392,860.00
Community Preservation Funds	\$55,898.00
Other Available Funds	\$76,079.61
Enterprise Funds	0.00

TOTAL RECEIPTS & REVENUES \$9,391,956.24

How Your Tax Dollars Are Spent

Based on Operating Budgets

SERVICES/DEPARTMENTS BUDGET% BUDGET\$

Ambulance	2.93	255,144
Debt Budget	3.17	276,252
Debt Service	.02	2,000
Emergency Com/Management	1.51	131,584
Fire Protection	2.72	236,639
General Government	6.75	587,829
Health	.13	11,543
Human Services	.89	78,062
Inspectional/Planning Services	.68	59,519
Insurance	6.91	602,241
Cultural/Recreation	.93	81,854
Library	.87	76,104
Police Protection	6.70	583,395
Public Works	8.74	761,418
Education	57.63	5,020,877
Other Public Safety	.28	24,509

TOTAL BUDGET \$ 8,712,866

Approximate Cost of Services to the Average Single Family Homeowner

TOWN SERVICE AVERAGE TAX \$

Ambulance	109.13
Debt Budget	118.06
Debt Service	.74
Emergency Com/Management	56.24
Fire Protection	101.30
General Government	251.40
Health	4.84
Human Services	33.15
Inspectional/Planning Services	25.33
Insurance	257.36
Cultural/Recreation	34.64
Library	32.40
Police Protection	249.54
Public Works	325.51
Education	2146.38
Other Public Safety	10.43

TOTAL AVERAGE TAX BILL \$ 3,724.42

(based on an average single family residence valuation of \$ 246,161)

Compliments of

The Hubbardston Board of Assessors
7 Main Street Unit #1
Hubbardston, MA 01452
978-928-1400 x203
assessors@hubbardstonma.us

Town of Hubbardston Valuation and Tax Summary

Fiscal Year 2018



Prepared by the Board of Assessors

John K Prentiss, Chairman
Albert Afonso, Member
William Homans, Member

Diane Peterson, Regional Assessor
Genevieve Daniels, Administrative Clerk

THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms. The assessors' primary responsibility is to value all real estate and personal property subject to taxation. Assessed valuations are based on "full and fair cash value" as of the January 1st preceding each fiscal year.

In order to maintain assessments at or near market value, the assessors' regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as, assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary, and perhaps more important role of the Board of Assessors is to generate equitable assessments. To that end we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been fairly valued. Information regarding applications and deadlines to file for abatements is printed on tax bills, or can be obtained by calling the Assessors' Office at 978-928-1400 ext 203. Applicants should present compelling evidence to support a claim of overvaluation.

Applications for abatements are due on or before the due date for payment of the 3rd quarter bill (February 1, 2018). Mailed applications must be postmarked no later than 2/1/2018.

EXEMPTIONS

An exemption releases an individual from the requirement to pay all or a part of their property tax obligation. Exemptions are available to those individuals that meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police/firefighters killed in the line of duty
- Disabled Veteran
- Widows or Widowers
- Orphaned Minor Children

Applications for personal exemptions are due on December 15th, or within ninety days of the mailing of the 3rd quarter bill (April 2, 2018).

APPEALS

If you are not satisfied with the action taken by the Board of Assessors office regarding your request for abatement or exemption, you have the right to appeal to the State Appellate Tax Board, 100 Cambridge St. Boston, MA 02204 (617-727-3100).

Valuations by Property Class

<u>Property Class</u>	<u>Accts</u>	<u>Valuation</u>
Single Family Homes	1,397	344,068,610
Condominiums	128	21,734,900
Mobile Homes and Other Res	12	3,111,600
Two Family Homes	37	11,362,100
Three Family Homes	3	1,554,200
Apartments 4 - 8 Units	3	1,232,800
Mixed Use	29	15,711,081
Vacant Land	566	21,335,180
Commercial	27	7,878,200
Industrial	16	3,651,200
Industrial Solar	4	1,470,700
Forest Lands - Chapter 61	42	73,840
Agricultural - Chapter 61A	67	547,778
Recreational - Chapter 61B	22	519,200
Personal Property	32	10,246,385
TOTAL TAXABLE	2,384	\$445,640,074
Exempt Properties		56,847,600
TOTAL TAXABLE & EXEMPT		\$ 492,487,674

History of Average Residential Valuations, Tax Rates and Average Tax Bills

<u>Fiscal Year</u>	<u>Valuation</u>	<u>Tax Rate</u>	<u>Tax Bill\$</u>
2018	246,161	15.13	\$3,724
2017	246,291	15.23	\$3,751
2016	214,110	15.90	\$3,404
2015	226,863	14.92	3,385
2014	226,340	14.52	3,286
2013	229,932	13.64	3,136
2012	236,155	12.70	2,999
2011	244,828	11.33	2,774
2010	261,104	10.69	2,791
2009	287,856	9.51	2,738
2008	287,705	9.43	2,713
2007	279,922	9.69	2,712
2006	247,352	10.61	2,624
2005	236,104	10.76	2,540
2004	211,699	10.86	2,299