

Town of Harvard Valuation and Tax Summary Fiscal Year 2019



Compliments of
The Harvard Board of Assessors
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<u>Summary of Appropriations and Revenues</u>	
Appropriations & Other Expenditures	
Total Appropriations of Town Meeting	\$ 28,335,583.89
Cherry Sheet Offsets	\$ 305,978.00
Unreserved Unappropriated CPA	\$ 132,537.00
State and County Cherry Sheet Charges	\$ 320,421.00
Allowance for Abatements & Exemptions	\$ 160,484.60
Other: Worc. Regional Retire. W/Holding	\$ 1,909.00
Total Amount to Be Raised	\$ 29,256,913.49
Anticipated Revenues	
Property Tax Levy	\$ 21,343,837.60
<i>Estimated Cherry Sheet State Aid- Education</i>	
Chapter 70	\$ 1,954,741.00
Charter School Reimbursement	\$ 20,633.00
School Choice Receiving Tuition	\$ 297,694.00
<i>Estimated Cherry Sheet State Aid- General Government</i>	
Unrestricted General Government Aid	\$ 1,531,224.00
Veterans Benefits	\$ 12,723.00
Exemption Reimbursements	\$ 5,338.00
State Owned Land	\$ 4,062.00
Public Libraries	\$ 8,284.00
<i>Estimated Local Receipts</i>	
Motor Vehicle Excise	\$ 900,000.00
Other Excise- Meals	\$ 20,000.00
Penalties & Interest on Taxes & Excises	\$ 120,000.00
Charges for Services- Water	\$ 44,000.00
Charges for Services- Solid Waste Fees	\$ 215,000.00
Payments in Lieu of Taxes	\$ 10,000.00
Department Revenue- Libraries	\$ 7,200.00
Department Revenue- Cemeteries	\$ 15,000.00
Other Departmental Revenue	\$ 70,000.00
Licenses & Permits	\$ 111,000.00
Fines & Forfeits	\$ 40,000.00
Investment Income	\$ 30,000.00
Miscellaneous Recurring	\$ 108,049.00
Miscellaneous Non-Recurring	\$ 3,500.00
<i>Other Revenue Sources</i>	
Sewer Enterprise Fund	\$ 191,657.00
Community Preservation Funds	\$ 264,037.00
Free Cash	\$ 1,332,858.00
Other Available Funds	\$ 596,075.89
Total Revenues	\$ 29,256,913.49

<u>How Your Tax Dollars Are Spent</u>		
<u>Services/Departments</u>	<u>Budget %</u>	<u>Budget \$</u>
General Government	5.4%	\$ 1,405,486
Public Safety	7.8%	\$ 2,003,331
Education	52.3%	\$ 13,487,101
Public Works	5.5%	\$ 1,413,337
Health & Human Services	1.0%	\$ 246,381
Culture & Recreation	2.8%	\$ 733,587
Debt Service & Costs Not Excluded	0.1%	\$ 33,896
Debt Exclusions-Public Safety Bldg	0.5%	\$ 131,694
Debt Exclusions-School Bldg Addn	1.5%	\$ 380,944
Debt Exclusion- Library	0.6%	\$ 158,913
Debt Exclusion-Sewer MPAT	0.2%	\$ 62,684
Debt Exclusion- Town Hall Reno	0.6%	\$ 163,538
Debt Exclusion- Roads	0.3%	\$ 68,200
Debt Exclusion- Hildreth House	0.4%	\$ 108,050
Debt Exclusion- Fire Tanker Truck	0.1%	\$ 32,250
Debt Exclusion- Exempt BAN	0.5%	\$ 139,043
Gen. Expense & Employee Benefits	20.2%	\$ 5,222,418
Total To Be Spent	100.0%	\$ 25,790,853
Approximate Cost of Services to the Average Homeowner		
Average Single Family Home Value	\$	629,738
Town Service		
General Government	\$	588.55
Public Safety	\$	838.90
Education	\$	5,647.77
Public Works	\$	591.84
Health & Human Services	\$	103.17
Culture & Recreation	\$	307.19
Debt Service & Costs Not Excluded	\$	14.19
Debt Exclusions-Public Safety Bldg	\$	55.15
Debt Exclusions-School Bldg Addn	\$	159.52
Debt Exclusion- Library	\$	66.55
Debt Exclusion-Sewer MPAT	\$	26.25
Debt Exclusion- Town Hall Reno	\$	68.48
Debt Exclusion- Roads	\$	28.56
Debt Exclusion- Hildreth House	\$	45.25
Debt Exclusion- Exempt BAN	\$	58.22
Debt Exclusion- Fire Tanker Truck	\$	13.50
Gen. Expense & Employee Benefits	\$	2,186.91
Total Average Tax Bill	\$	10,800.01

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 978-456-4100 ext. 315.

Applicants should present compelling evidence to support a claim of over valuation.

Applications for abatements are due on or before the due date for payment of the 3rd quarter bill

(February 1, 2019). Mailed applications must be postmarked no later than February 1, 2019.

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 or before April 1, 2019 or 3 months after actual (not preliminary) tax bills are mailed for the fiscal year if later.

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).

FY2019 Valuations by Property Class		
Parcel Counts as of July 1, 2018		
<i>Class</i>	<i># Parcels</i>	<i>Valuation</i>
Single Family	1688	\$ 1,062,997,580
Condominium	128	\$ 40,049,000
Two Family	21	\$ 13,633,000
Three Family	2	\$ 905,100
Apartments 4 or More Units	4	\$ 6,139,500
Mobile Home, Multi Houses	26	\$ 21,330,700
Vacant Land	251	\$ 22,652,500
Commercial	50	\$ 32,536,200
Industrial	16	\$ 2,500,200
Mixed Use	10	\$ 4,014,200
Chapter Land	167	\$3,613,400
Real Taxable	2363	\$ 1,210,371,380
Real Estate Exempt	276	\$ 206,676,300
Total REAL	2639	\$ 1,417,047,680
Personal Property >= 5000	64	\$ 14,877,621
Total Taxable	2427	\$ 1,225,249,001

History of Valuations, Tax Rates, and Levies			
<u>Fiscal</u>	<u>Total</u>	<u>Tax</u>	
<u>Year</u>	<u>Assessed Value</u>	<u>Rate</u>	<u>Tax Levy</u>
FY2004	\$ 952,031,390	\$ 11.57	\$ 11,015,004.00
FY2005	\$ 1,182,427,000	\$ 10.01	\$ 11,836,095.00
FY2006	\$ 1,187,770,232	\$ 10.89	\$ 12,934,818.00
FY2007	\$ 1,184,542,305	\$ 11.62	\$ 13,764,381.00
FY2008	\$ 1,192,556,890	\$ 12.68	\$ 15,121,621.00
FY2009	\$ 1,182,225,622	\$ 13.43	\$ 15,877,290.00
FY2010	\$ 1,138,995,512	\$ 14.33	\$ 16,321,805.00
FY2011	\$ 1,082,829,559	\$ 15.47	\$ 16,751,373.00
FY2012	\$ 1,053,042,141	\$ 16.24	\$ 17,101,404.00
FY2013	\$ 1,056,647,413	\$ 16.68	\$ 17,624,879.00
FY2014	\$ 1,060,081,431	\$ 17.09	\$ 18,116,792.00
FY2015	\$ 1,063,093,393	\$ 17.79	\$ 18,912,431.00
FY2016	\$ 1,081,403,326	\$ 18.05	\$ 19,519,330.04
FY2017	\$ 1,097,141,087	\$ 18.10	\$ 19,858,253.68
FY2018	\$ 1,216,914,789	\$ 17.15	\$ 20,870,088.64
FY2019	\$ 1,225,249,001	\$ 17.42	\$ 21,343,837.60