

Town of Harvard Valuation and Tax Summary Fiscal Year 2020



Compliments of
The Harvard Town Assessor's Office
13 Ayer Road
Harvard, MA 01451
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David Manzello, Town Assessor

Harald M. Scheid, Regional Tax Assessor
Michael Saltsman, Associate Regional Tax Assessor
Carol Dearborn, Assistant Assessor

<u>Summary of Appropriations and Revenues</u>	
Appropriations & Other Expenditures	
Total Appropriations of Town Meeting	\$ 31,601,925.79
Cherry Sheet Offsets	\$ 314,429.00
Unreserved Unappropriated CPA	\$ -
State and County Cherry Sheet Charges	\$ 474,048.00
Allowance for Abatements & Exemptions	\$ 24,240.32
Other: Worc. Regional Retire. W/Holding	\$ -
Total Amount to Be Raised	\$ 32,414,643.11
Anticipated Revenues	
Property Tax Levy	\$ 22,733,888.32
<i>Estimated Cherry Sheet State Aid- Education</i>	
Chapter 70	\$ 1,982,671.00
Charter School Reimbursement	\$ 98,912.00
School Choice Receiving Tuition	\$ 305,900.00
<i>Estimated Cherry Sheet State Aid- General Government</i>	
Unrestricted General Government Aid	\$ 1,572,567.00
Veterans Benefits	\$ 15,130.00
Exemption Reimbursements	\$ 6,665.00
State Owned Land	\$ 4,819.00
Public Libraries	\$ 8,529.00
<i>Estimated Local Receipts</i>	
Motor Vehicle Excise	\$ 900,000.00
Other Excise- Meals	\$ 20,000.00
Penalties & Interest on Taxes & Excises	\$ 64,000.00
Charges for Services- Water	\$ 52,000.00
Charges for Services- Solid Waste Fees	\$ 169,008.00
Payments in Lieu of Taxes	\$ 25,000.00
Fees	\$ 42,600.00
Rentals	\$ 400.00
Department Revenue- Libraries	\$ 7,200.00
Department Revenue- Cemeteries	\$ 15,200.00
Other Departmental Revenue	\$ 68,700.00
Licenses & Permits	\$ 125,900.00
Fines & Forfeits	\$ 30,000.00
Investment Income	\$ 30,000.00
Miscellaneous Recurring	\$ 9,492.00
Miscellaneous Non-Recurring	\$ -
<i>Other Revenue Sources</i>	
Sewer Enterprise Fund	\$ 288,725.00
Community Preservation Funds	\$ 331,824.00
Free Cash	\$ 2,442,931.00
Other Available Funds	\$ 1,062,581.79
Total Revenues	\$ 32,414,643.11

<u>How Your Tax Dollars Are Spent</u>		
<u>Services/Departments</u>	<u>Budget %</u>	<u>Budget \$</u>
General Government	5.9%	\$ 1,582,049
Public Safety	6.7%	\$ 1,804,274
Education	51.3%	\$ 13,849,280
Public Works	5.4%	\$ 1,462,560
Health & Human Services	0.9%	\$ 251,463
Culture & Recreation	2.9%	\$ 777,399
Debt Service	7.2%	\$ 1,956,596
Gen. Expense & Employee Benefits	19.8%	\$ 5,339,050
Total To Be Spent	100.0%	\$ 27,022,671

Approximate Cost of Services to the Average Homeowner

Average Single Family Home Value	\$ 632,869
Town Service	
General Government	\$ 684.34
Public Safety	\$ 780.47
Education	\$ 5,990.73
Public Works	\$ 632.65
Health & Human Services	\$ 108.77
Culture & Recreation	\$ 336.28
Debt Service & Costs Not Excluded	\$ 846.36
Gen. Expense & Employee Benefits	\$ 2,309.49
Total Average Tax Bill	\$ 11,689.09

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 3, 2020). Mailed applications must be postmarked no later than February 3, 2020.

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, 2020 or 3 months after actual (not preliminary) tax bills are mailed for the fiscal year if later.

Harvard has, in addition to the statutory exemptions above, now implemented a Means Tested Senior Tax Exemption applicable to certain long term residents who qualify for the Massachusetts Circuit Breaker Income Tax Credit. Applications for this program are available in the Assessor's office, and are due by May 1, 2020.

APPEALS

If you are not satisfied with the action taken by the Town Assessor's 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).

FY2020 Valuations by Property Class		
Parcel Counts as of July 1, 2019		
<i>Class</i>	<i># Parcels</i>	<i>Valuation</i>
Single Family	1692	\$ 1,070,814,080
Condominium	128	\$ 40,590,600
Two Family	19	\$ 12,551,100
Three Family	3	\$ 1,495,100
Apartments 4 or More Units	4	\$ 6,079,700
Mobile Home, Multi Houses	26	\$ 21,394,700
Vacant Land	249	\$ 22,889,800
Commercial	50	\$ 32,498,700
Industrial	16	\$ 2,497,100
Mixed Use	10	\$ 4,022,100
Chapter Land	165	\$3,655,200
Real Taxable	2362	\$ 1,218,488,180
Real Estate Exempt	278	\$ 208,362,600
Total REAL	2640	\$ 1,426,850,780
Personal Property >= 5000	64	\$ 14,484,544
Total Taxable	2426	\$ 1,232,972,724

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
		\$18.47/	
FY2020	\$ 1,232,972,724	\$18.44	\$22,733,888.32