

## **REPORT OF THE BOARD OF ASSESSORS**

As promised this time last year, the Board of Assessors section of the new town website is up and running well. With all kinds of applications for real estate taxes, personal property and motor vehicle excise abatements, as well as exemption application forms for veterans, seniors over 70, those who are blind now available 24/7 from your home computer, dealing with our office is virtually an easy thing to do. The FAQs section contains the answers to many of the questions you might want to ask. All of the property record cards, as well as the assessors' maps are available online, listed by owners' name, street address or Map & Lot number. Please check it out to help you understand what we do and how we can help you. Of course, we are available in person at our regularly scheduled meetings.

The state mandated FY15 revaluation of all property in town should receive final certification from the Department of Revenue in time to set our tax rate in November. Usually required on a triennial basis, it was pushed off a year by the Commonwealth due to the fluctuating economy. Included in this year's revaluation is a re-listing of all business personal property. In order to help with this, the annual Forms of List were mailed to all businesses, as well as to all second home/seasonal property owners. We would like to thank all of those who responded so promptly.

Also, in an attempt to reflect complete and accurate assessments in real estate, new owners' questionnaires were sent to all those folks who have purchased real property in Worthington during the past few years. These forms were the prelude to home inspection visits, to ensure that the information on the property record cards reflects the most current information available. We appreciate your receptiveness when we show up at your home in the hopes of obtaining either a walk-through or the time spent answering questions that reflect interior finish, updates, condition. Building permits should be taken when completing renovations, as well as additions to buildings, decks, shed, garages, barns, etc. However, sometimes they are not. It is important to note that all inspections do not necessarily result in an increase to your valuation, but rather some result in allowable depreciation. However, if you do not allow us to examine the property, outside or inside, and refuse to go over your record card with us for errors or omissions this accuracy will be lost. Thank you in advance for allowing us the opportunity to do the best job we can for both you and your neighbors.

As always after a revaluation is complete, there will be Impact Notices mailed to all out-of-town property owners and a Public Disclosure period here in town with extended office hours and opportunity to look over your revised property record cards. Valuation Lists will be made available for public review in the town's post office as well as in town hall for your convenience.

Because the sales during the past couple of years have been flat due to the area and our town's slow return to normalcy, we do not expect to see a great upswing in property values for FY15. However, keep in mind that as our town and school operating budgets

continue to grow, the increase in tax revenue will be reflected in an upswing in the tax rate. The impact of last year's increases was reflected in a sixty-four cent increase over FY13. Attend the Annual Town Meeting to try to get a handle on what FY15 has in store.

The Fiscal Year 2014 Tax Recapitulation breakdown follows:

**Local Expenditures:**

Appropriations	\$	3,497,123.14
Overlay Deficits		35.94
Cherry Sheet Offsets		1,492.00
State & County Cherry Sheet Charges		1,527.94
Assessors' Overlay		<u>19,871.62</u>
<b>Gross Amount to be Raised</b>	\$	3,520,081.70

**Estimated Receipts and Available Funds:**

Cherry Sheet Estimated Receipts	\$	225,579.00
Local Estimated Receipts		163,100.00
Free Cash		232,068.00
Other Available Funds		<u>618,406.43</u>
<b>Total Estimated Receipts &amp; Available Funds</b>	\$	1,239,153.43

<b>Gross Amount to be Raised</b>	\$	3,520,081.70
<b>Total Estimated Receipts &amp; Available Funds</b>	-	<u>1,239,153.43</u>
<b>Net Amount to be Raised</b>	\$	2,280,928.27

<b>Real Property Values</b>	\$	157,951,703.00
<b>Personal Property Values</b>		4,971,745.00
<b>Total</b>	\$	162,923,488.00

Fiscal Year 2014 tax rate is \$14.00 per thousand, an increase of \$0.64 from last year.

Please feel free to stop in during our Tuesday evening meetings beginning at 7:30 PM or contact us at 238-5577 extension 104. Voice mail is available.

Respectfully submitted:

John Fosnot, Chairman  
 Beverly J. Bowman  
 Jean Boudreau