

<b>Summary of Appropriations and Revenues</b>	
<b>Appropriations &amp; Other Expenditures</b>	
Total Appropriations of Town Meeting	\$ 27,515,932.11
Cherry Sheet Offsets	\$ 12,180.00
State and County Cherry Sheet Charges	\$ 63,472.00
Allowance for Abatements & Exemptions	\$ 120,930.94
<b>Total Amount to Be Raised</b>	<b>\$ 27,712,515.05</b>
<b>Anticipated Revenues</b>	
Property Tax Levy	\$ 19,848,428.60
<i>Estimated Cherry Sheet State Aid- General Government</i>	
Unrestricted General Government Aid	\$ 736,188.00
Veterans Benefits	\$ 26,048.00
Exemption Reimbursements	\$ 47,944.00
State Owned Land	\$ 24,178.00
Public Libraries	\$ 12,180.00
<i>Estimated Local Receipts</i>	
Motor Vehicle Excise	\$ 1,520,000.00
Other Excise	\$ 17,000.00
Penalties & Interest on Taxes & Excises	\$ 70,000.00
Payments in Lieu of Taxes	\$ 775,000.00
Other Charges for Services	\$ 75,000.00
Fees	\$ 83,000.00
Department Revenue- Cemeteries	\$ 12,000.00
Licenses & Permits	\$ 250,000.00
Fines & Forfeits	\$ 31,000.00
Investment Income	\$ 65,000.00
Misc Non-recurring Revenue	\$ 2,000.00
<i>Other Revenue Sources</i>	
Water Enterprise Fund	\$ 1,184,221.00
Free Cash	\$ 740,007.00
Other Available Funds	\$ 1,159,090.45
MA School Building Authority Payments	\$ 1,034,230.00
Stabilization to reduce tax rate	\$ -
<b>Total Revenues</b>	<b>\$ 27,712,515.05</b>

<b>How Your Tax Dollars Are Spent</b>		
<b>Services/Departments</b>	<b>Budget %</b>	<b>Budget \$</b>
General Government	4.5%	\$ 1,078,325
Public Safety	14.0%	\$ 3,377,482
Education	50.5%	\$ 12,191,415
Public Works	8.1%	\$ 1,963,502
Health & Human Services	1.5%	\$ 363,333
Culture & Recreation	2.2%	\$ 541,611
Debt Service & Costs Not Excluded	7.4%	\$ 1,797,255
Gen. Expense & Employee Benefits	11.7%	\$ 2,829,757
<b>Total To Be Spent</b>	<b>100.0%</b>	<b>\$ 24,142,681</b>

<b>Approximate Cost of Services to the Average Homeowner</b>	
<b>Average Single Family Home Value</b>	<b>\$ 342,583</b>
<b>Town Service</b>	<b>Average Taxes</b>
General Government	\$ 286.95
Public Safety	\$ 824.15
Education	\$ 3,101.15
Public Works	\$ 462.49
Health & Human Services	\$ 85.05
Culture & Recreation	\$ 129.56
Debt Service & Costs Not Excluded	\$ 478.62
Gen. Expense & Employee Benefits	\$ 547.86
<b>Total Average Single Family Tax Bill</b>	<b>\$ 5,915.83</b>

# Town of Sterling Valuation and Tax Summary Fiscal Year 2020



Prepared by the Board of Assessors

Donlin K. Murray, Chairman  
Richard A. Sheppard, Member  
Robert F. Cutler, Member  
David Manzello – Regional Assessor  
Debbie Dreyer – Assistant to the Assessor

Compliments of  
The Sterling Board of Assessors  
One Park Street  
Sterling, MA 01564  
978-422-8111 x2313  
www.sterling-ma.gov

## THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Sterling, three members of the Board of Assessors are 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 January 1<sup>st</sup> 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. Based on their findings, the assessors make appropriate value adjustments to keep valuations in line with the market.

The most 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.

Taxpayers are invited to ask questions about their assessments. A computer is available outside our office, enabling the public to review property records.

## PROPOSITION 2 ½

Under Proposition 2½, Massachusetts' cities and towns are limited in the total property taxes that can be collect from one year to the next. Tax revenues cannot exceed 2½ percent of the prior year's allowable levy, with exceptions for revenue derived from new construction, and citizen override elections. Prop 2½ limitations do not extend to individual tax bills. Whether assessments increase or decrease, tax rates are adjusted annually to raise revenues required to fund local government operations.

## 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. Applications for abatement are due on or before the due date of the 3<sup>rd</sup> quarter bill (normally February 1<sup>st</sup>). Information regarding abatement procedures and filing deadlines can be found on tax bills, or can be obtained by calling the Assessors' office at 978-422-8111 (x2313). Applicants should present compelling evidence to support a claim of overvaluation.

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

## STATUTORY EXEMPTIONS/ DEFERRALS

An exemption releases an individual from the requirement to pay all or a part of their property tax obligation. Exemptions or deferrals 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
- Tax Deferrals for Elderly

Individuals who have received exemptions in the past are automatically sent their annual applications each July. Exemption applications are due within three months of the mailing date of the 3<sup>rd</sup> quarter bill (April 1, 2019). The Assessors advise applicants to file their forms by November 30<sup>th</sup> so that their exemptions can be credited against the 3<sup>rd</sup> quarter tax bill. Call or email our office to see if you qualify for an exemption

FY2020		
Parcel Counts as of July 1, 2019		
Class	# Parcels	Valuation
Single Family	2540	\$ 922,945,100
Condominium	179	\$ 45,000,300
Mobile Home, Multi Houses	21	\$ 7,959,300
Two Family	92	\$ 27,276,300
Three Family	6	\$ 2,546,900
Apartments 4 or More Units	8	\$ 2,916,500
Vacant Land	356	\$ 18,361,200
Commercial	73	\$ 39,764,400
Industrial	108	\$ 59,099,600
Mixed Use	21	\$ 7,414,800
Chapter Land	186	\$ 2,923,600
<b>Real Taxable</b>	<b>3590</b>	<b>\$ 1,136,208,000</b>
Real Estate Exempt	272	\$ 139,565,600
Total REAL	3862	\$ 1,275,773,600
Personal Property >= 1000	147	\$ 44,167,255
Total Taxable	3737	\$ 1,180,375,255

History of Valuations, Tax Rates, and Levies			
Fiscal Year	Total Assessed Value	Tax Rate	Tax Levy
FY2000	\$ 453,493,624.00	\$ 16.12	\$ 7,310,317.00
FY2001	\$ 569,957,242.00	\$ 14.33	\$ 8,167,487.00
FY2002	\$ 586,990,147.00	\$ 16.08	\$ 9,438,802.00
FY2003	\$ 801,886,052.00	\$ 12.35	\$ 9,903,293.00
FY2004	\$ 860,678,532.00	\$ 12.60	\$ 10,844,550.00
FY2005	\$ 903,276,897.00	\$ 13.03	\$ 11,769,698.00
FY2006	\$ 1,108,872,477.00	\$ 11.59	\$ 12,851,832.00
FY2007	\$ 1,129,399,846.00	\$ 11.51	\$ 12,999,392.00
FY2008	\$ 1,095,254,623.00	\$ 12.63	\$ 13,833,066.00
FY2009	\$ 1,097,287,455.00	\$ 13.25	\$ 14,539,059.00
FY2010	\$ 1,017,236,101.00	\$ 14.29	\$ 14,536,305.00
FY2011	\$ 980,949,938.00	\$ 14.90	\$ 14,616,154.00
FY2012	\$ 953,862,740.00	\$ 15.65	\$ 14,927,952.00
FY2013	\$ 929,121,078.00	\$ 16.35	\$ 15,191,130.00
FY2014	\$ 927,916,388.00	\$ 16.93	\$ 15,709,624.00
FY2015	\$ 942,550,134.00	\$ 17.29	\$ 16,296,692.00
FY2016	\$ 955,209,193.00	\$ 18.33	\$ 17,508,984.51
FY2017	\$ 985,785,392.00	\$ 18.03	\$ 17,773,710.62
FY2018	\$ 1,057,836,729.00	\$ 17.54	\$ 18,554,456.22
FY2019	\$ 1,118,184,473.00	\$ 17.27	\$ 19,311,045.85
FY2020	\$ 1,180,751,255.00	\$ 16.81	\$ 19,848,428.60