

Summary of Appropriations and Revenues

Appropriations & Other Expenditures

Town Operating Budget Appropriation	\$	10,836,514.44
Town Meeting Appropriations- Education	\$	11,453,778.00
Town Meeting Appropriations- Other	\$	2,088,416.45
Cherry Sheet Offsets	\$	10,186.00
State and County Cherry Sheet Charges	\$	60,366.00
Allowance for Abatements & Exemptions	\$	109,896.62

Total Amount to Be Raised \$ 24,559,157.50

Anticipated Revenues

Property Tax Levy	\$	17,773,710.62
-------------------	----	---------------

Estimated Cherry Sheet State Aid- General Government

Unrestricted General Government Aid	\$	666,595.00
Veterans Benefits	\$	11,644.00
Exemption Reimbursements	\$	8,500.00
State Owned Land	\$	21,221.00
Public Libraries	\$	10,186.00

Estimated Local Receipts

Motor Vehicle Excise	\$	1,150,000.00
Other Excise	\$	17,000.00
Penalties & Interest on Taxes & Excises	\$	100,000.00
Payments in Lieu of Taxes	\$	725,000.00
Other Charges for Services	\$	60,000.00
Fees	\$	50,000.00
Department Revenue- Cemeteries	\$	15,000.00
Licenses & Permits	\$	270,000.00
Fines & Forfeits	\$	50,000.00
Investment Income	\$	25,000.00
Misc Non-recurring Revenue	\$	5,000.00

Other Revenue Sources

Water Enterprise Fund	\$	1,173,474.46
Free Cash	\$	807,634.42
Other Available Funds	\$	473,812.00
MA School Building Authority Payments	\$	1,034,230.00
Stabilization to reduce tax rate	\$	111,150.00

Total Revenues \$ 24,559,157.50

How Your Tax Dollars Are Spent

<u>Services/Departments</u>	<u>Budget %</u>	<u>Budget \$</u>
General Government	4.8%	\$ 1,075,291
Public Safety	14.2%	\$ 3,172,616
Education	51.4%	\$ 11,453,778
Public Works	8.1%	\$ 1,797,532
Health & Human Services	1.5%	\$ 336,189
Culture & Recreation	2.2%	\$ 493,725
Debt Service & Costs Not Excluded	3.0%	\$ 673,629
Debt Exclusion- High School	1.8%	\$ 394,310
Debt Exclusion- Fire Station	0.6%	\$ 129,708
Debt Exclusion- Schools	0.6%	\$ 132,170
Debt Exclusion- Public Buildings	0.8%	\$ 186,010
Debt Exclusion- Land Acquisition	0.0%	\$ 10,900
Debt Exclusion- Library Renovations	0.2%	\$ 52,650
Debt Exclusion- Senior Center	1.0%	\$ 215,638
Debt Exclusion- Fire Truck	0.6%	\$ 131,650
Gen. Expense & Employee Benefits	9.1%	\$ 2,034,496
Total To Be Spent	100.0%	\$ 22,290,292

Approximate Cost of Services to the Average Homeowner

Average Single Family Home Value \$ 301,793

<u>Town Service</u>	<u>Average Taxes</u>
General Government	\$ 258.46
Public Safety	\$ 762.72
Education	\$ 2,751.41
Public Works	\$ 431.93
Health & Human Services	\$ 81.34
Culture & Recreation	\$ 118.85
Debt Service & Costs Not Excluded	\$ 161.85
Debt Exclusion- High School	\$ 120.72
Debt Exclusion- Fire Station	\$ 39.84
Debt Exclusion- Schools	\$ 42.25
Debt Exclusion- Public Buildings	\$ 57.04
Debt Exclusion- Land Acquisition	\$ 3.32
Debt Exclusion- Library Renovations	\$ 16.00
Debt Exclusion- Senior Center	\$ 66.09
Debt Exclusion- Fire Truck	\$ 40.44
Gen. Expense & Employee Benefits	\$ 489.09

Total Average Single Family Tax Bill \$ 5,441.33

Town of Sterling Valuation and Tax Summary

Fiscal Year 2017



Prepared by the Board of Assessors

Donlin K. Murray, Chairman
Robert Cutler, Member
Richard Sheppard, Member
Harald Scheid – Regional Assessor
Rebecca A. Boucher – Associate Assessor
Debbie Dreyer – Administrative 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 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. 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 3rd quarter bill (normally February 1st). 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 3rd quarter bill (March 31, 2017). The Assessors advise applicants to file their forms by November 30th so that their exemptions can be credited against the 3rd quarter tax bill. Call or email our office to see if you qualify for an exemption

FY2017 Parcel Counts as of July 1, 2016			
Class	# Parcels	Valuation	
Single Family	2512	\$	758,104,300
Condominium	167	\$	32,362,400
Two Family	92	\$	24,226,000
Three Family	6	\$	2,244,700
Apartments 4 or More Units	8	\$	2,781,400
Mobile Home, Multi Houses	18	\$	5,911,100
Vacant Land	379	\$	20,601,500
Commercial	69	\$	34,135,600
Industrial	115	\$	53,033,100
Mixed Use	79	\$	6,609,000
Chapter Land	133	\$	3,172,700
Real Taxable	3578	\$	943,181,800
Real Estate Exempt	264	\$	138,122,700
Total REAL	3842	\$	1,081,304,500
Personal Property >= 1000	148	\$	42,603,592
Total Taxable	3726	\$	985,785,392

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