

Assessing Department
Board of Selectmen
Department Presentation
March 16, 2022

Mission Statement

The Assessing Department is responsible for the assessment and administration of all local tax programs provided for by the General Laws of the Commonwealth. There are four principal tax programs:

- Real Property
- Personal Property
- Motor Vehicle Excise
- Boat Excise

The Assessing Department is responsible for determining assessments for Real Property and Personal Property. The Department of Transportation establishes Motor Vehicle and Boat values. That information is then forwarded to the tax collector, who then assumes responsibility for issuing bills and collecting the tax. The Assessing Department is also responsible for processing requests for adjustments to the original assessments and issuing any appropriate abatements.

Mission Statement (Cont.)

All real and personal property in the Town must be revalued every year and be audited by the State Department of Revenue every five years. To this end, the Assessing Department supervises and monitors the activities of contractor, Patriot Properties, which it retains to accomplish a variety of tasks, such as:

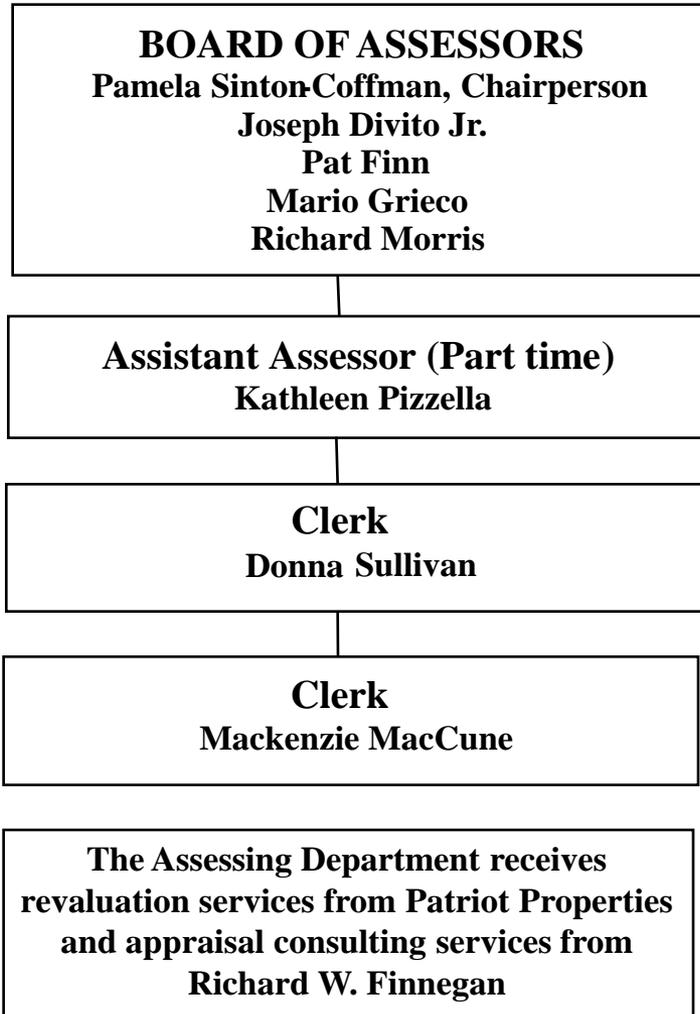
- The measuring and listing of houses, commercial buildings and other property improvements
- The analysis of sales and commercial property income and expense information
- The formulation of land and building valuation schedules and the production of new assessed values
- Assessing software

Mission Statement (Cont.)

The Assessing Department also administers several other programs including the following:

- Tax Exemptions Received by Non-Profit Organizations
- Tax Exemptions Received by Individuals (Elderly, Veterans, Blind, etc.)
- Tax Deferrals
- Community Preservation Act Exemptions
- Abutters Lists

Department Personnel



FY 2022 Statistics of Note

Real Property

- Parcels: 5,641 (includes 349 tax exempt)
- Property inspections: 921
- New Deeds Processed: 546
- New Subdivisions/lot splits: 10
- Real Estate Abatement Applications: 22
- Appellate Tax Board Cases: 0

Motor Vehicle Excise

- Accounts: 10,508
- Abatements: 414

Personal Property

- Accounts: 850
- Abatements: 4

Boat Excise

- Accounts: 864 billed
- Abatements: 341

New Growth

LA-13 Statistics

New Growth/Summary Statistics

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 Final Tax Rate set.

HULL - 142 2022

Jurisdiction Fiscal Year

Class	FY 2022 Growth	3 Year Avg. Growth	FY 2022 / Avg Growth Factor
Residential & Open Space	29,661,445	17,910,224	1.66
Commercial & Industrial	338,955	536,091	0.63
Personal Property	3,037,110	4,026,687	0.75
Totals	33,037,510	22,473,002	1.47

The assessed value of the real and personal property new growth that took place in FY 2022 is \$33,037,510. This is a 47% increase over the three-year average new growth assessed value of \$22,473,002. This increase translated into \$418,916 of increased tax levy capacity.

Conclusion

The pandemic has propelled the assessing department into technology that has been underway for years and a proposal has been made for adoption in FY2023. This technology relates to the methods that assessors use to identify physical changes to properties to update the tax base and capture new growth. The assessor's clip board and measuring tape is in large part being replaced by astonishing new aerial photography tools. These tools (Near Map) can identify, measure, and classify changes to parcels such as a new house or addition or a new deck or pool. This technology will help to make assessing fair and equitable to all taxpayers.

