

LEGAL NOTICE

PUBLIC DISCLOSURE OF FISCAL YEAR 2017 PROPOSED VALUES

The Town of Avon, Board of Assessors, wishes to announce that it has completed its State-mandated revaluation of all properties for Fiscal Year 2017. The values have been reviewed by the Bureau of Local Assessment of the Massachusetts Department of Revenue (DOR) and preliminary certification has been granted.

The Fiscal Year 2017 values are based on the value of the property as of January 1, 2016. These values were developed based on calendar year 2015 sales and on income and expense information received from commercial and industrial properties. The analysis by the Assessor's department and consultants from Northeast Revaluation Group, LLC indicated 'in general' Single Family properties decreased in value -1.5% from the previous fiscal year (FY 2016) assessments. Condominiums decreased -7.5%; 2-3 Multi-Family properties increased +2.9%; Commercial properties increased +5.0%; Industrial properties increased +7.5%.

These are statistical averages. Properties may increase, decrease or remain the same. Some properties may have substantial increases or decreases in value if there were additions, demolitions or significant changes to the property.

As part of the DOR's public disclosure requirements, the new Fiscal Year 2017 assessments are available for review at the Assessor's Office by the public during normal business hours. Hours: M-W 8:30AM- 4:30PM, Thurs 8:30AM-7:30PM, FRI 8:30AM-1:00PM. Public disclosure period in effect from September 16, 2016 thru September 23, 2016.

Taxpayers who are concerned with the accuracy of the valuation of their property should visit or call the staff at the Assessor's Office at 508-588-0414 to discuss. The Assessor's Office will review the property and make any appropriate changes during the public disclosure period prior to final certification. The values can also be viewed on-line at: www.avon-ma.gov under the Assessor's page listed as Proposed Values for Fiscal Year 2017.

After the public disclosure period has ended, values will be submitted to the DOR for final certification. Upon receipt of final certification, the Town can proceed with setting the FY 2017 tax rate.

AVON BOARD OF ASSESSORS