

TOWN OF AVON
BOARD OF
ASSESSORS
INFORMATIONAL
SESSION
JANUARY 22, 2018



TOWN OF
AVON
MASSACHUSETTS

WARREN B. LANE, CHAIRMAN
CYNTHIA A. BERNASCONI, CLERK

PAUL J. SULLIVAN, ASSISTANT ASSESSOR

GOALS AND OBJECTIVES



- UNDERSTAND WHY ANNUAL TAXES (PROVIDE SERVICES: COMMUNITY, SCHOOLS, POLICE, FIRE)
- PROCESS OF VALUING PROPERTIES (3 METHODS)
- UNDERSTAND QUARTERLY BILLING CYCLE (PRELIMINARY, ACTUAL)
- QUESTIONS

ASSESSMENTS = TAXES

- PROPERTY VALUES RISING
- LIMITED INVENTORY OF HOMES
 - LOW MORTGAGE RATES
 - I AM NOT MOVING
- I HAVE NOT DONE ANYTHING TO MY HOME
 - WHY ARE MY TAXES GOING UP



1/16/2018

pinergy

Area Market Survey

Report Run: 1/16/2018 10:09:35 AM

Property Type(s): SF

Start Date: 07/01/2015

End Date: 06/30/2017

Towns: Avon

1/16/2018

pinergy

Sold Listings

Price Range	# of Listings	Avg. Days on Market	Avg. Days to Offer	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$0 - \$49,999	0	0	0	\$0	\$0	0	\$0	0
\$50,000 - \$99,999	<u>1</u>	95	4	\$99,900	\$99,900	100	\$99,900	100
\$100,000 - \$149,999	0	0	0	\$0	\$0	0	\$0	0
\$150,000 - \$199,999	<u>12</u>	122	81	\$174,592	\$189,467	93	\$195,542	90
\$200,000 - \$249,999	<u>17</u>	79	59	\$237,676	\$240,684	99	\$253,937	94
\$250,000 - \$299,999	<u>34</u>	96	70	\$271,288	\$277,588	98	\$288,053	94
\$300,000 - \$349,999	<u>30</u>	48	32	\$324,033	\$324,903	100	\$327,867	99
\$350,000 - \$399,999	<u>13</u>	58	37	\$367,977	\$370,477	99	\$372,854	99
\$400,000 - \$449,999	<u>6</u>	125	82	\$432,409	\$445,267	97	\$454,433	96
\$450,000 - \$499,999	<u>1</u>	82	82	\$455,000	\$539,921	84	\$549,921	83
\$500,000 - \$599,999	<u>3</u>	227	217	\$537,317	\$495,267	110	\$519,933	106
\$600,000 - \$699,999	0	0	0	\$0	\$0	0	\$0	0
\$700,000 - \$799,999	0	0	0	\$0	\$0	0	\$0	0
\$800,000 - \$899,999	0	0	0	\$0	\$0	0	\$0	0
\$900,000 - \$999,999	0	0	0	\$0	\$0	0	\$0	0
\$1,000,000 - \$1,499,999	0	0	0	\$0	\$0	0	\$0	0
\$1,500,000 - \$1,999,999	0	0	0	\$0	\$0	0	\$0	0
\$2,000,000 - \$2,499,999	0	0	0	\$0	\$0	0	\$0	0
\$2,500,000 - \$2,999,999	0	0	0	\$0	\$0	0	\$0	0
\$3,000,000 - \$3,999,999	0	0	0	\$0	\$0	0	\$0	0
\$4,000,000 - \$4,999,999	0	0	0	\$0	\$0	0	\$0	0
\$5,000,000 - \$9,999,999	0	0	0	\$0	\$0	0	\$0	0
\$10,000,000 - \$99,999,999	0	0	0	\$0	\$0	0	\$0	0
Total Properties	117	Avg. 85	Avg. 60	\$295,944	\$300,545	98	\$308,347	96

Lowest Price: **\$99,900**Highest Price: **\$566,950**Median Price: **\$290,000**Average Price: **\$295,944**Total Market Volume: **\$34,625,404**

DLS At A Glance Report for Avon

Socioeconomic	
County	NORFOLK
School Structure	K-12
Form of Government	OPEN TOWN MEETING
2014 Population	4,490
2016 Labor Force	2,683
2016 Unemployment Rate	2.80
2014 DOR Income Per Capita	30,513
2009 Housing Units per Sq Mile	412.35
2013 Road Miles	33.60
EQV Per Capita (2016 EQV/2014 Population)	183,510
Number of Registered Vehicles (2014)	5,858
2012 Number of Registered Voters	3,065

Bond Ratings	
Moody's Bond Ratings as of December 2017*	Aa3
Standard and Poor's Bond Ratings as of December 2017*	

*Blank indicates the community has not been rated by the bond agency

Fiscal Year 2018 Esimated Cherry Sheet Aid	
Education Aid	2,414,256
General Government	747,397
Total Receipts	3,161,653
Total Assessments	331,568
Net State Aid	2,830,085

Fiscal Year 2018 Tax Classification			
Tax Classification	Assessed Values	Tax Levy	Tax Rate
Residential	455,429,548	8,448,218	18.55
Open Space	0	0	0
Commercial	127,725,152	4,468,169	35.06
Industrial	174,084,100	6,103,389	35.06
Personal Property	52,005,640	1,821,758	35.03
Total	809,244,440	20,841,534	

Fiscal Year 2018 Revenue by Source		
Revenue Source	Amount	% of Total
Tax Levy	20,841,533	76.36
State Aid	3,161,653	11.58
Local Receipts	2,455,694	9
Other Available	835,995	3.06
Total	27,294,874	

Fiscal Year 2018 Proposition 2 1/2 Levy Capacity	
New Growth	460,016
Override	
Debt Exclusion	1,217,524
Levy Limit	20,847,040
Excess Capacity	5,506
Ceiling	20,231,111
Override Capacity	962,920

Other Available Funds		
FY2018 Free Cash	FY2016 Stabilization Fund	FY2018 Overlay Reserve
2,039,906	7,566,657	0

Fiscal Year 2018 Average Single Family Tax Bill**	
Number of Single Family Parcels	1,286
Assessed Value of Single Family	302,772
Average Single Family Tax Bill	5,616
State Average Family Tax Bill	
Fiscal Year 2015	5,214
Fiscal Year 2016	5,418
Fiscal Year 2017	5,616

Avon issues tax bills on a Quarterly basis

**For the communities granting the residential exemptions, DLS does not collect enough information to calculate an average single family tax bill. In FY2017, those communities are Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Provincetown, Somerset, Somerville, Tisbury, Waltham and Watertown. Therefore, the average single family tax bill information in this report will be blank.

Fiscal Year 2016 Schedule A - Actual Revenues and Expenditures						
	General Fund	Special Revenue	Capital Projects	Enterprise Funds	Trust Revenue	Total All Funds
Revenues	22,883,345	3,080,312	0	0	190,649	26,154,306
Expenditures	21,380,066	2,388,594	0	0	5,932	23,774,592
Police	1,932,399	0	0	0	0	1,932,399
Fire	1,390,197	0	0	0	0	1,390,197
Education	7,861,758	1,618,826	0	0	0	9,480,584
Public Works	2,194,571	154,231	0	0	0	2,348,802
Debt Service	1,714,817					1,714,817
Health Ins	2,397,089				0	2,397,089
Pension	969,509				0	969,509
All Other	2,919,726	615,537	0	0	5,932	3,541,195

Total Revenues and Expenditures per Capita						
	General Fund	Special Revenue	Capital Projects	Enterprise Funds	Trust Revenue	Total All Funds
Revenues	5,096.5	686.0	0.0	0.0	42.5	5,825.0
Expenditures	4,761.7	532.0	0.0	0.0	1.3	5,295.0

This data only represents the revenues and expenditures occurring in these funds and does not reflect and transfers to or from other funds. Therefore, this data should not be used to calculate an ending fund balance.

If you have questions regarding the data contained in this report, please contact the Municipal Databank/Local Aid Section at (617) 626-2384 or databank@dor.state.ma.us

TOWN PROJECTS—PAST...CURRENT...FUTURE

- INVESTING IN THE INFRASTRUCTURE OF THE TOWN
- DEFERRED MAINTENANCE BEING ADDRESSED
- CAPITAL OUTLAY FOR PROJECTS APPROVED BY VOTERS
- MAKING AVON A DESIRABLE COMMUNITY TO RESIDE IN
- DEBT ULTIMATELY RETIRING
- RESIDENTS ENJOY A “BETTER AVON”



PAYING FOR SERVICES OF THE TOWN

- TOWN BUDGET FISCAL YEAR 2018 IS \$27,294,874
- TOTAL ESTIMATED RECEIPTS AND OTHER REVENUE SOURCES \$6,453,343
- REMAINING AMOUNT TAX LEVY \$20,841,534 TO BE BORNE BY TAXPAYERS
- TOTAL VALUE OF TOWN \$809,244,440
 $\div \$20,841,534 == \25.75
- \$25.75 IS SINGLE TAX RATE WITH NO SHIFT
- TOWN HAS A SPLIT TAX RATE THAT SHIFTS MORE OF THE TAX BURDEN ON COMMERCIAL/INDUSTRIAL RATEPAYERS THAN ON RESIDENTS



METHOD OF DETERMINING ASSESSMENT

3 METHODS OF DETERMINING VALUE: SALES, COST, OR INCOME & EXPENSE
METHOD

VALUE BASED ON CALENDAR YEAR 2016 SALES

IF NOT SUFFICIENT 2016 DATA, MAY USE PRIOR YEAR (2015) LAST SIX MONTHS AND
FIRST SIX MONTHS (2017)

REQUIRE SUFFICIENT SALES DATA, NEED APPROVAL BY DEPT. OF REVENUE

ASSESSING DATE IS 1/1/2017

REALIZE VALUE IN FISCAL YEAR 2018 "ACTUAL" 3RD QUARTER BILL

THIRD QUARTER BILL HAS CERTIFIED VALUE AND TAX RATE

NEED TO MAIL TAX BILL BY JANUARY 1ST

BEGIN NEXT YEAR'S FISCAL YEAR DATA RESEARCH

CALCULATION OF TAXES

FISCAL YEARS 2018 AND 2017

AVERAGE ASSESSMENT 2018 OF SINGLE FAMILY HOME
\$302,772

RESIDENTIAL TAX RATE \$18.55/1,000 OF VALUATION

$$302.772 \times 18.55 = \$5,616.42$$

AVERAGE ASSESSMENT 2017 OF SINGLE FAMILY HOME
\$276,215

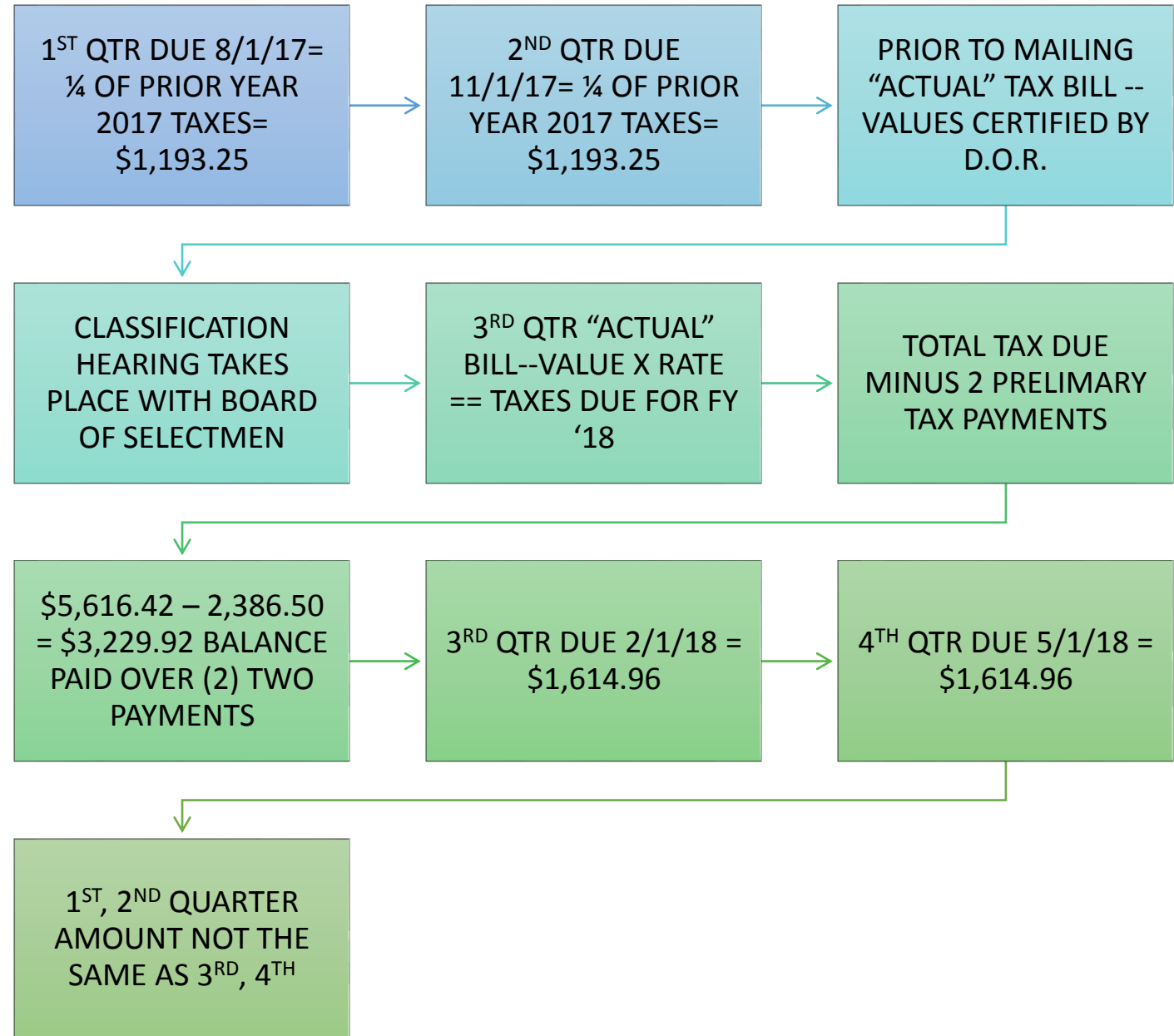
RESIDENTIAL TAX RATE \$17.28/1,000 OF VALUATION

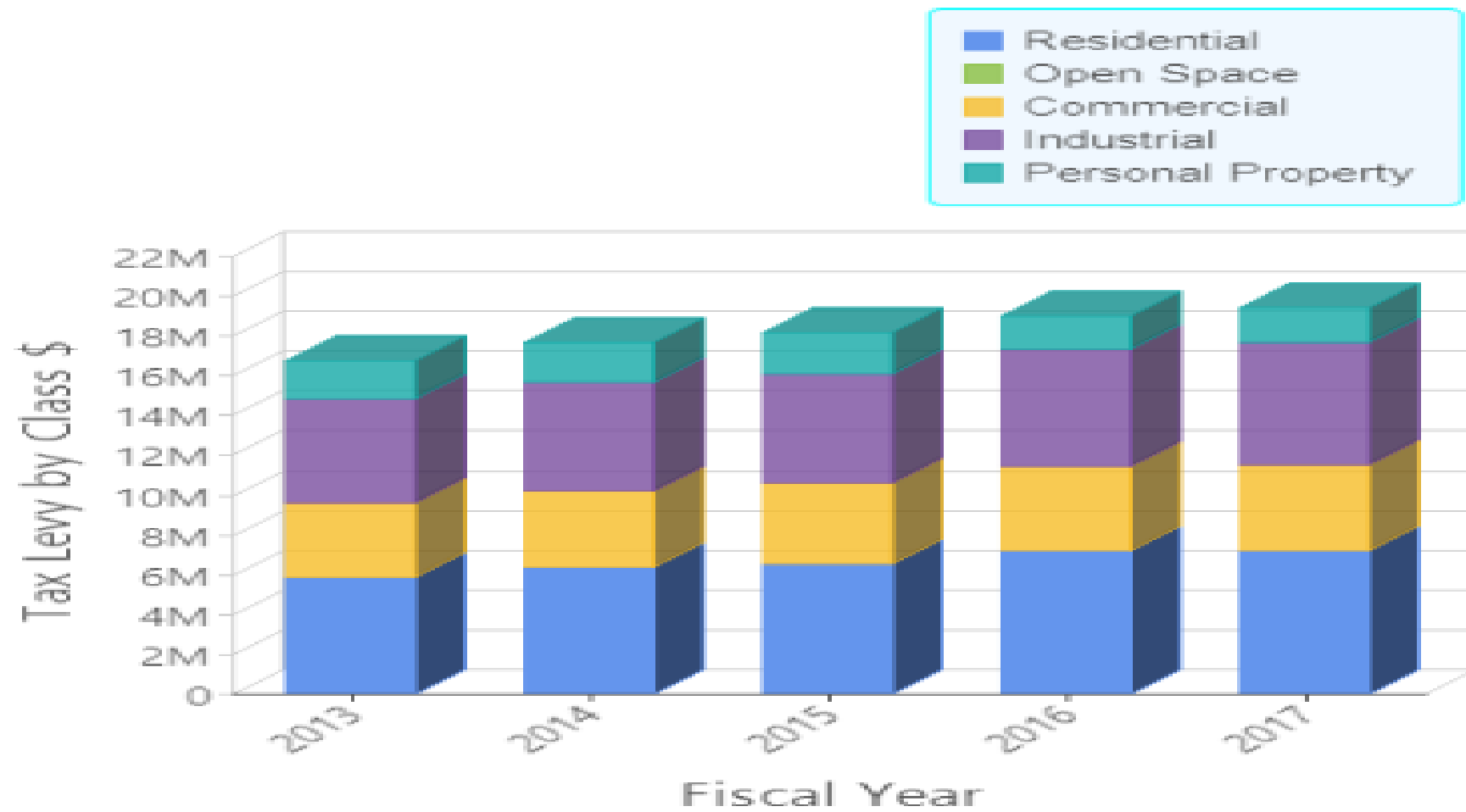
$$276.215 \times 17.28 = \$4,773.00$$

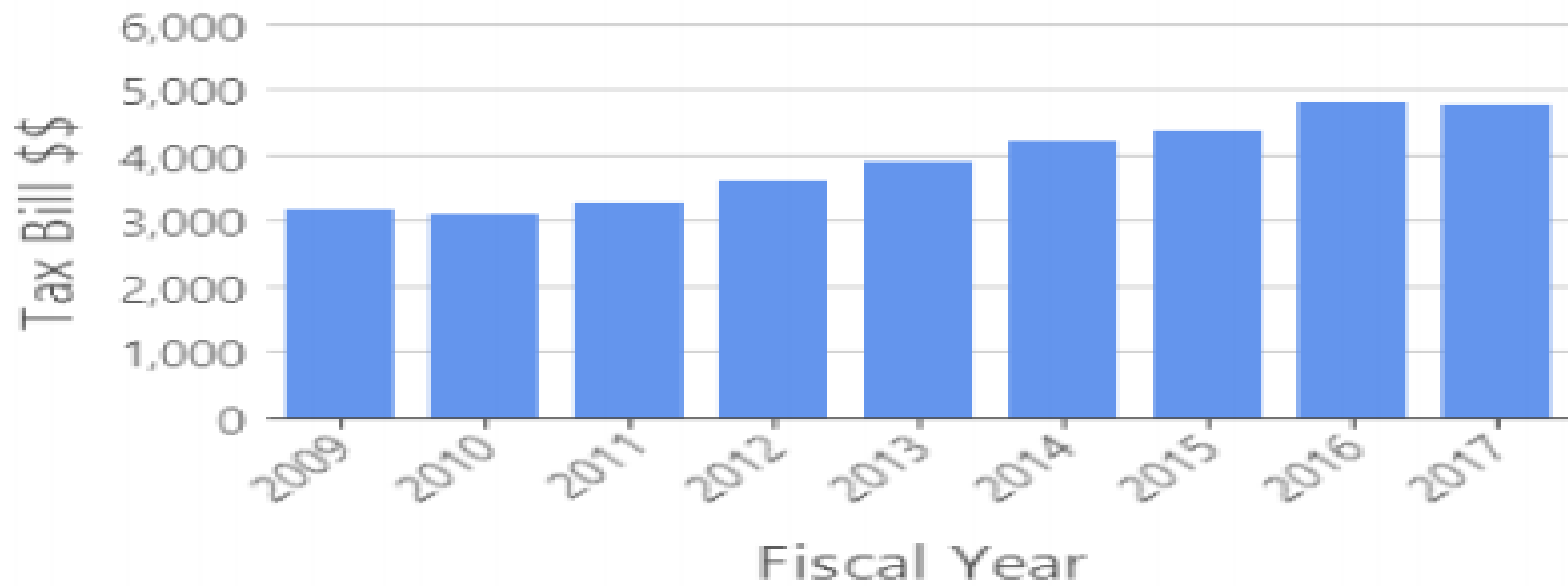
INCREASE IN ASSESSMENT 2017 TO 2018 + \$26,557

INCREASE IN TAX (AVERAGE) FROM 2017 TO 2018 + \$843.42

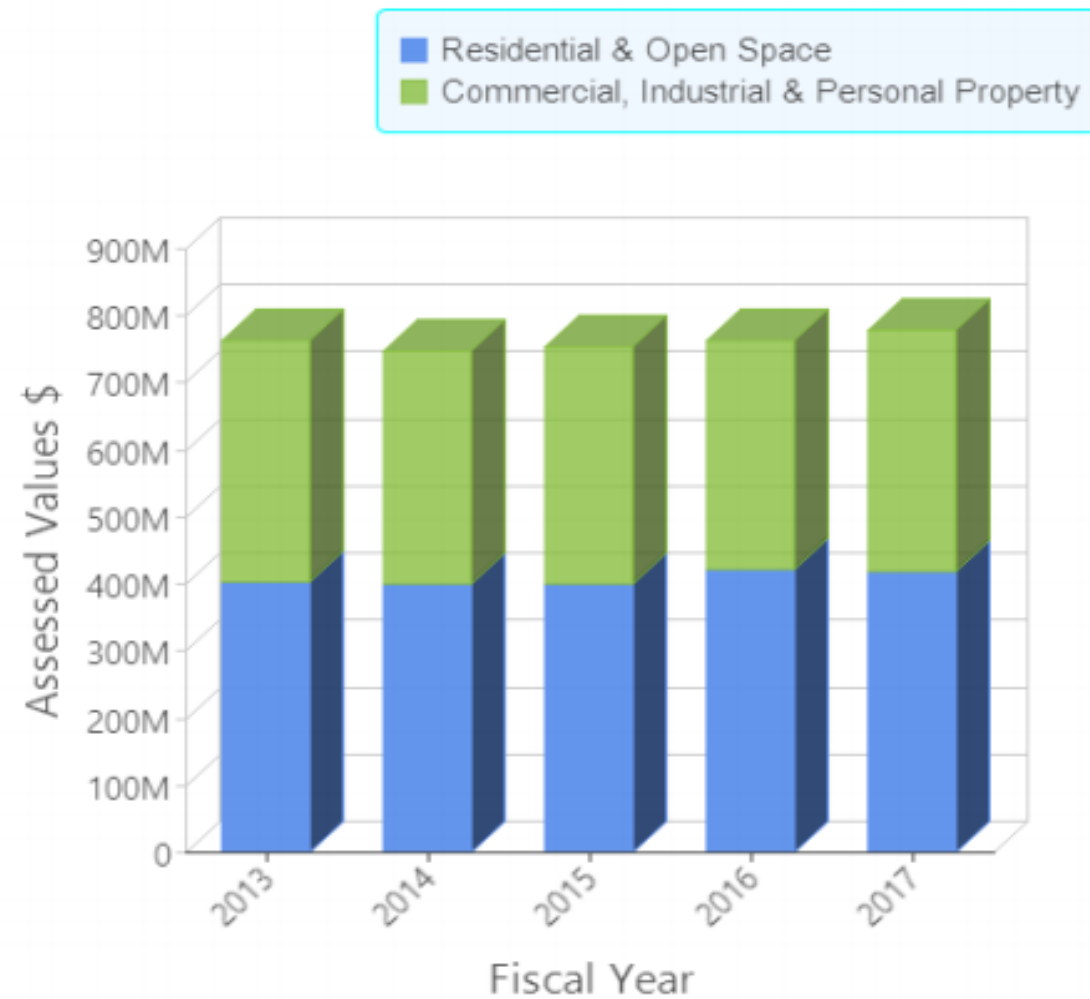
QUARTERLY TAX PAYMENT PROCESS FOR FISCAL YEAR 2018 (7/1/2017 - 5/1/2018)







AVERAGE SINGLE FAMILY TAX BILL



HOW DO I HAVE A FUNCTION IN MY GOVERNMENT

- TAKE AN ACTIVE ROLE IN YOUR TOWN GOVERNMENT
- PARTICIPATE AT ANNUAL TOWN MEETING ON MAY 1ST 7:30 PM AMHS
- APPLY FOR A POSITION ON A BOARD
- IT'S YOUR TOWN MAKE IT A GREAT ONE!
- AVON-MA.GOV
- <https://dlsgateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=Dashboard.TrendAnalysis>



THANK YOU



TAX RATE CHANGES													
YEAR		RES						C/I					PP
				\$ CHG		% CHG				\$ CHG		% CHG	
2008		\$9.77						\$21.52					\$21.44
2009		\$10.65		\$0.88		9.01%		\$22.79		\$1.27		5.90%	\$22.71
2010		\$10.88		\$0.23		2.16%		\$23.07		\$0.28		1.23%	\$22.96
2011		\$12.27		\$1.39		12.78%		\$25.96		\$2.89		12.53%	\$25.92
2012		\$13.58		\$1.31		10.68%		\$28.82		\$2.86		11.02%	\$28.79
2013		\$14.65		\$1.07		7.88%		\$30.42		\$1.60		5.55%	\$30.39
2014		\$15.91		\$1.26		8.60%		\$32.45		\$2.03		6.67%	\$32.41
2015		\$16.37		\$0.46		2.89%		\$32.82		\$0.37		1.14%	\$32.82
2016		\$17.11		\$0.74		4.52%		\$34.71		\$1.89		5.76%	\$34.66
2017		\$17.28		\$0.17		0.99%		\$33.82		-\$0.89		-2.56%	\$33.77
2018		\$18.55		\$1.27		7.35%		\$35.06		\$1.24		3.67%	35.03
10 yrs				\$8.78		66.85%				\$13.54		50.90%	