

The Town of Charlton Property Revaluation

Notice of Public Disclosure

The Town of Charlton has completed the Fiscal Year 2015 Triennial Revaluation of all real and personal property as required by Massachusetts General Laws Chapter 40 section 56 to achieve full and fair cash value property assessments and preliminary certification from the Massachusetts Department of Revenue is still pending. The proposed assessed values reflect the estimated market value of properties as of January 1, 2014 based on comparable sales with the Town of Charlton from Jan. 1, 2012 through Dec. 31, 2013. This process is completed by in depth review and analysis of arm's length property sales for the given period. While the total town taxable value has decreased from Fiscal Year 2014 by -11.63%, the total assessed value for single family properties, the largest class, has dropped by -1.69%.

Public disclosure

The Assessor's office provides reports of all town wide assessments for review. The FY15 preliminary assessments are available for public review during the public disclosure period of Monday Dec. 1st through Monday Dec. 8th 2014 in the Assessor's office and the Charlton Public Library during regular business hours. Property records cards can be obtained from the Assessor's office. Please note that records cards available online will not reflect FY15 assessments until late January of 2015.

If you have any questions regarding your proposed assessment, please feel free to contact the Assessor's office during regular town hall business hours Mon. Wed. Thur. 7:30am – 5pm and Tues. 7:30am – 7:00pm. CLOSED FRIDAY. Telephone 508-248-2233. The library is open Tuesday 9:30 am – 8:00pm, Wed. 9:30am – 5:00pm, Thursday 9:30am – 8:00pm, Friday 9:30am – 5:00pm, and Saturday 9:30 – 3:00pm. CLOSED MONDAY

Should you believe and demonstrate that the assessed value for your property does not accurately reflect the market for the period of Jan. 1, 2012 through Dec. 31, 2013 as of Jan. 1, 2014; the Assessor will review the property and make any appropriate changes during the public disclosure period prior to final certification. After the public disclosure period has ended, values will be submitted to the Department of Revenue for final certification. Upon receipt of final certification the Town can proceed with setting the FY15 tax rate.