

ASSESSORS' NEWS

Projected FY22 Tax Rates and Average Single-Family Tax Bill

Projected tax rates and resulting average single-family tax bill—should all articles pass at the **FY22** Annual Town Meeting—are provided below. Prior years' figures are also listed for comparison. These projections are based on last year's (FY21) total town property valuation of \$516,129,500.

	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22 (est.)</u>
Tax Rate - Residential	\$ 5.01	\$ 5.33	\$5.33	\$5.58
Tax Rate - Com/Ind/PP	\$ 8.02	\$ 8.53	\$8.64	\$9.04
Avg Single-Family Tax Bill	\$ 1,062	\$ 1,162	\$1,166	\$1,220

*Note: To calculate your estimated **FY22** tax bill, divide your property's total valuation by 1000, then multiply by **\$5.58** (projected FY22 residential tax rate). Your property valuation can be found on your FY21 tax bill or from the FY21 property value listing on the Assessor's page on the town website (rowe-ma.gov).*

Comparison of Rowe to Other Towns

The following table compares last year's (**FY21**) residential tax rates, average single-family home values, and average single-family tax bills for some of our neighboring towns, and for Weston—the highest town in MA. [Data source: MA DOR Municipal Databank]

<u>Town</u>	<u>Residential Tax Rate</u>	<u>Average Single Family Home Value</u>	<u>Average Single Family Tax Bill</u>
Hancock	\$ 2.98	\$ 256,432	\$ 764 (lowest in MA)
Rowe	\$ 5.33	\$ 218,683	\$ 1,166 (2nd lowest)
Florida	\$ 8.51	\$ 168,427	\$ 1,433 (3 rd lowest)
Monroe	\$ 13.91	\$ 112,654	\$ 1,567 (4 th lowest)
Erving	\$ 7.59	\$ 211,125	\$ 1,602 (5 th lowest)
Colrain	\$ 21.16	\$ 187,826	\$ 3,974
Hawley	\$ 17.88	\$ 226,891	\$ 4,057
Heath	\$ 22.52	\$ 181,996	\$ 4,099
Shelburne	\$ 14.47	\$ 292,082	\$ 4,226
Buckland	\$ 17.84	\$ 245,174	\$ 4,374
Ashfield	\$ 16.55	\$ 267,850	\$ 4,433
Charlemont	\$ 20.48	\$ 219,760	\$ 4,501
Greenfield	\$ 23.22	\$ 203,915	\$ 4,735
Weston	\$ 12.98	\$ 1,667,828	\$ 21,648 (highest in MA)

ASSESSORS' NEWS

Assessor's Administrative Assistant

Colleen Avallone resigned at the end of 2020 to pursue other work opportunities. We thank Colleen for her work in the Assessors' Office this past year while learning the job and dealing with the restrictions and challenges imposed due to COVID-19.

In late-March **Christine Bailey** of Brittingham Hill Rd was appointed as our new Assessors' Administrative Assistant. Chris comes to us with a wealth of office management experience including running her own massage therapy/wellness center business. Along with becoming familiar with the routines of the Assessors' Office business—with assistance from Board Chair Rick Williams—Chris is working on attaining DOR Course 101 certification (*Introduction to Assessment Administration: Law, Procedures and Valuation*).

Chris's posted office hours are **Wednesdays from 8am to 1pm**. As the Town Hall is still closed to the public due to the coronavirus pandemic most Assessors' business is being handled by phone, email or fax. If you require an in-person visit, please call ahead to schedule an appointment (mask and hand sanitizer required). Chris can be reached in the Assessors' Office at 339-5520 x104, via fax at 413-339-8585 or via email at assessor@rowe-ma.gov