

## ASSESSORS' NEWS

### Projected FY23 Tax Rates and Average Single-Family Tax Bill

Projected tax rates and resulting average single-family tax bill—should all articles pass at the **FY23** Annual Town Meeting—are provided below. Prior years' figures are also listed for comparison. These projections are based on last year's (FY22) total town property valuation of \$525,826,765 (although FY23 is a Revaluation Year and the real estate market is still quite volatile).

	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<b><u>FY23 (est.)</u></b>
Tax Rate - Residential	\$5.33	\$5.33	\$5.33	<b>\$5.52</b>
Tax Rate - Com/Ind/PP	\$8.53	\$8.64	\$8.69	<b>\$8.99</b>
Avg Single-Family Tax Bill	\$1,162	\$1,166	\$1,397	<b>\$1,447</b>

*Note: To calculate your estimated **FY23** tax bill, divide your property's total valuation by 1000, then multiply by **\$5.52** (projected FY23 residential tax rate). Your property valuation can be found on your FY22 tax bill *or* from the FY22 property value listing on the Assessor's page on the town website ([rowe-ma.gov](http://rowe-ma.gov)).*

### Comparison of Rowe to Other Towns

The following table compares last year's (**FY22**) 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	\$ 3.00	\$ 269,118	\$ 807 (lowest in MA)
<b>Rowe</b>	<b>\$ 5.33</b>	<b>\$ 262,188</b>	<b>\$ 1,397 (2<sup>nd</sup> lowest)</b>
Florida	\$ 8.82	\$ 170,142	\$ 1,501 (3 <sup>rd</sup> lowest)
Monroe	\$ 11.61	\$ 134,131	\$ 1,557 (4 <sup>th</sup> lowest)
Erving	\$ 7.90	\$ 219,745	\$ 1,736 (5 <sup>th</sup> lowest)
North Adams	\$ 18.53	\$ 167,574	\$ 3,105
Hawley	\$ 17.52	\$ 230,683	\$ 4,042
Colrain	\$ 20.48	\$ 200,838	\$ 4,113
Heath	\$ 21.51	\$ 195,593	\$ 4,207
Shelburne	\$ 14.49	\$ 313,168	\$ 4,538
Charlemont	\$ 20.73	\$ 221,964	\$ 4,601
Buckland	\$ 16.78	\$ 278,472	\$ 4,673
Ashfield	\$ 17.38	\$ 273,421	\$ 4,752
Greenfield	\$ 22.32	\$ 221,242	\$ 4,938
Weston	\$ 12.81	\$ 1,777,218	\$ 22,766 (highest in MA)

## ASSESSORS' NEWS

### Recent Property Transfers (Jan thru Mar 2022)

As a new feature, the Assessors will report property transfers on a monthly basis. Further details may be obtained by researching the specific deeds at the Franklin County Registry of Deeds website at [masslandrecords.com/franklin](http://masslandrecords.com/franklin)

Deed Bk 7930 Pg 50, Zielonka to McGuire, 48 Old Cyrus Stage Rd, \$167,500 (Map 403 Lot 43)

Deed Bk 7934 Pg 136, Pospisil to Jonak, Zoar Rd, \$1 (Map 410 Lot 12)

Deed Bk 7937 Pg 188, Rose-Fish to Vandermaaten, 32 Shippee Rd, \$475,000 (Map 202 Lot 58)

Deed Bk 7942 Pg 236, Duval to Thatcher/Sabella/Sousa, Stone Hill Rd, \$70,000 (Map 402 Lot 51.1)

Deed Bk 7943 Pg 112, Avallone to Nasrallah, 37 Brittingham Hill Rd, \$340,000 (Map 407 Lot 43)

Deed Bk 7943 Pg 315/319, Bershof to Bershof/Kramer/Clark, Rowe Rd, \$1 (Map 408 Lot 2)

Deed Bk 7947 Pg 62, Silva to MacLeay/Verebay, Davis Mine Rd, \$146,000 (portions of Map 408 Lots 6/8)

Deed Bk 7952 Pg 105, Spiegler Estate to Willis, Hazelton Rd, \$95,000 (Map 202 Lot 34 & Map 203 Lot 39)

Deed Bk 7963 Pg 79, Richardson to Richardson Family Trust, 27 Newell Cross Rd, \$100 (Map 202 Lot 10)

Deed Bk 7970 Pg 121, vanItallie Estate to Katz, Davenport Rd, \$1 (portion of Map 408 Lot 35)

### Assessor's Meetings and Office Hours

The Town Hall is now open to the public and COVID mask-wearing is optional. Assessor's meetings are being held in person on a roughly monthly basis (as posted) at the Town Hall and via Zoom: **288-065-7034**. Christine Bailey (Assessor's Administrative Assistant) has posted office hours on **Wednesdays (8am to 1pm)**. She also normally works in the office on Thursdays (8am to 1pm). Christine can be reached in the Assessors' Office at **413-339-5520 x104**, via fax at 413-339-8585 or via email at [assessor@rowe-ma.gov](mailto:assessor@rowe-ma.gov). For additional information please also refer to the Assessor's page on the Town website at [rowe-ma.gov](http://rowe-ma.gov)