

## BOARD OF ASSESSORS

### ELECTED ASSESSORS:

Steven F. Curry, MAA (2012), Chairman

James G. Makrys, MAA (2012)

Vice Chairman

Robert J. Barry (2010)

James M. McCahill (2011)

Dorothy (Dee) L. Vicino (2011), Clerk

### PROFESSIONAL OFFICE STAFF:

Richard Gonsalves, MAA, Dir. of Assessment

Sheila E. Scaduto, MAA, Assistant Assessor

Barbara M. LeFavor, Chief Assessing Clerk

Robin E. Maraccini, Department Assistant III

Nancy L. Roth, Department Assistant III

Elizabeth A. Tripp, Department Assistant III

The Wareham Board of Assessors and the staff in the assessing department are committed to giving the residents and taxpayers of the Town of Wareham quality service in a professional atmosphere. The main objective of the office is to compile fair and equitable valuations for the purpose of taxation. The town currently values all real and personal property. Motor vehicle and boat valuations are based on guidelines set by the Massachusetts Department of Revenue, and other State agencies.

The Board of Assessors adjusted the assessed values for the fiscal year 2009, in accordance with an interim year adjustment required by the Department of Revenue. Based on an analysis of sales of properties during calendar year 2007, the average assessed value of a single-family dwelling changed from \$317,745 to \$299,807, (a decrease of .06%). Other residential classes, including condominium units, 2 & 3-family dwellings, etc., decreased in value as well, ranging from 1.0 to 5.0%. Building permits including the construction of new dwellings, as well as additions to and remodeling of existing dwellings, led to value changes for individual parcels. Commercial properties also increased in value 6.6%. Industrial properties increased 7.8% in value.

### Tax Rate Summary

	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>
Town of Wareham	\$6.81	\$6.96	\$7.44
Wareham Water/Fire Dist.	\$1.26	\$1.30	\$1.45
Onset Water/Fire Dist.	\$1.39	\$1.38	\$1.48

### Assessed Values by Class

<b>Parcel Type</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>
Residential	\$3,436,092,500	\$3,437,429,055	\$3,276,622,415
Commercial	282,958,100	349,390,045	416,833,485
Industrial	58,661,500	64,189,010	69,909,610
Personal Property	68,026,100	77,799,000	97,813,710
Exempt	<u>226,743,100</u>	<u>254,329,000</u>	<u>289,915,100</u>
<b>TOTALS</b>	\$4,072,481,300	\$4,183,136,110	\$4,151,094,320

Tax Levy Borne by Class

<b>Parcel Type</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>
Residential	\$23,399,790	\$23,924,506	\$24,378,070
Commercial	1,926,945	2,431,755	3,101,241
Industrial	399,485	446,755	520,127
Personal Property	463,258	541,481	727,734
Exempt	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>TOTALS</b>	\$26,189,478	\$27,344,497	\$28,727,172

Levy Percentages Borne by Class

<b>Parcel Type</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>
Residential	89.3480	87.4930	84.8607
Commercial	7.3577	8.8930	10.7955
Industrial	1.5254	1.6338	1.8106
Personal Property	1.7689	1.9802	2.5332
Exempt	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
<b>TOTALS</b>	100.0000	100.0000	100.0000