



BOARD OF ASSESSORS
77 Park Street Attleboro, MA 02703
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Fiscal Year 2022 Revaluation and Certification of Real and Personal Property

The City of Attleboro has begun work on the Fiscal Year 2022 reassessment and certification of real and personal property. The City has contracted Northeast Revaluation Services, LLC to assist with this city-wide project. The last certification was completed in 2017, state law requires reassessment and certification every five years. This ensures that proper appraisal methodology is used while uniformly and equitably applied to all property.

You may see these contractors and/or assessor's staff in your neighborhood as part of this process.

THE MAJOR PHASES OF A MUNICIPAL REVALUATION

DATA COLLECTION

- The collection and maintenance of current and accurate property inventory data is a critical element in the development of uniform and equitable market values.
- Exterior measurements to the nearest foot of all improvements and other attributes that contribute to value are made and recorded on the property record card (PRC) in accordance with the data collection manual.
- Data Collectors will knock, place a door hanger at the start of their inspection. Exterior measurements will be taken and interior inspection will be made, if possible. Please know that the Assessor's Office understands residents being hesitant for an interior inspection. They may call the assessor's office; we are willing to work with you on ways to collect the information electronically if you contact our office to arrange that.

STATISTICAL ANALYSIS

- The validity of any sales analysis is dependent on the use of the arms-length sales. An arms-length, (market value) sale implies the consummation of a sale as of a specific date, the passing of a title from seller to buyer whereby certain conditions are upheld: the seller and buyer are typically motivated, well informed and acting in their own best interest; the property has been exposed to the open market for a reasonable amount of time; payment is made in terms of dollars; and the price represents the normal consideration for the sold property unaffected by special financing or sales concessions.
- Once the arms-length sales have been identified and verified, the assessors undertake a statistical analysis to determine both the level and uniformity of existing assessments and to identify the source(s) of any existing inequities.
- The effective date of the analysis is the January 1st prior to the fiscal year. For example, the assessment date for FY2022 is January 1, 2021, and the base year sales to be analyzed are those occurring in calendar year 2020 (January 1, 2020 through December 31, 2020).
- If you sell or purchase a property in Attleboro, you will receive a sales verification letter in the mail to help us with that process.

FIELD REVIEW

- ***Valuation Field Review*** - Regardless of the methodology applied to value property, as best practices, the assessors visit assigned areas on an annual basis to observe changes in neighborhood conditions, trends and property characteristics, review of the proposed values once finalized for certification, ensure uniformity and maintain equity between the property classes.

PUBLIC DISCLOSURE

- Public trust and confidence in the assessment administration system is critical.
- Once the Department of Revenue gives preliminary certification of values; the values will be posted to this website, and paper printouts will be available to view at the Attleboro Public Library and at the Assessor's office in City Hall Complex.

Assessments are also available for public viewing on a continual basis. Please do not hesitate to call, e-mail, or visit the Assessor's Office website. If you have any questions about the revaluation process or inspections please call the office at 508-223.2222 Ext 3131 or email deputyassessor@cityofattleboro.us