

ASSESSING NEWS AND NOTES

The Reading Board of Assessors would like to inform property owners of proposed property valuations for fiscal year 2014. These are the valuations as of January 1, 2013 that have been proposed to the state's Department of Revenue for final certification, completing our FY 2014 triennial revaluation process. As part of this process, representatives from the state's Department of Revenue visit the Assessor's Office and review all proposed valuations, sales data, valuation schedules, tables and models, and, most important, the detailed statistical analysis which must conform to the prevailing state guidelines.

It is important to note that these proposed values are pending certification and have NOT been finally approved by the state Department of Revenue at this time. However, the DOR has given us permission so that the proposed valuations can be reviewed at the Assessor's Office in Town Hall, the Reading Public Library and the Pleasant Street Center during normal business hours. Owners can also view valuations on the Assessing page of the town's website <http://www.readingma.gov/assessor>.

Assessing Department staff will be available from Monday, November 18th through Thursday, November 21st during normal business hours for anyone wishing to discuss their assessment. Reading Town Hall business hours are Monday, Wednesday, & Thursday 7:30 a.m. – 5:30 p.m., Tuesdays 7:30 a.m. – 7:00 p.m. Town Hall is closed on Friday.

Assessors are required to value properties at their fair market value as of January 1, 2013 for fiscal year 2014. In doing so, all sales from calendar years 2011 and 2012 were reviewed. Of the over 400 arms-length transactions over the period, most sold above their assessed valuation. In viewing their proposed assessments, owners should be mindful that the valuations they see do not reflect today's fair market value. Market activity during 2013 will be reviewed and utilized next year for fiscal year 2015.

Anyone with questions about their proposed valuation for fiscal year 2014 can call the Assessor's Office at 781-942-9027 or send an email to assessor@ci.reading.ma.us

EXEMPTION NEWS

Just a quick word to our statutory exemption recipients that may have forgotten to file their exemption paperwork; there is still time to file so please do stop by our office. And, for those of you wondering if they may be eligible for any of the following exemptions please give us a call at 781-942-9027:

Senior Exemption 65 +, Disabled Veterans, Surviving Spouse, Blind or Tax Deferral

All exemptions are subject to various qualifying criteria.