

PROPERTY TAXES

What are property taxes? Property taxes are the key resource for revenue within cities and towns in the Commonwealth. The Assessor’s office establishes the “full and fair cash value” of each of the Town’s approximately 7,600 real estate parcels (of which 7,231 are taxable) and approximately 500 business personal property accounts (of which 194 are taxable). The assessed values are the basis of the distribution of the Town’s annual property tax levy. Once local receipts are “backed out” of the total budget, the amount remaining is considered the tax levy. This amount is then divided by the total taxable assessed value of the Town. This formula generates a tax rate that is then applied to each individual assessment. This tax revenue is what pays for services in the Town that are not covered by their own fund, state aid or by local receipts such as motor vehicle excise, building permit fees, etc.

There are three major components that influence the amount of revenue that can be generated by the property taxes:

1. *Automatic 2.5% increase*-- Based on Proposition 2 ½, a community’s levy limit increases automatically by 2.5% over the previous year’s limit. ***The amount added for FY 2026 is \$829,793.***

2. *New Growth* – A community is allowed to increase its tax levy limit beyond the capacity of Proposition 2 ½ by the amount of new growth within the community. This includes new homes, additions, outbuildings, items never assessed etc. Assessors are required to present to the Department of Revenue for its approval, information on growth in the tax base as part of the tax rate setting process. ***In FY 2026 new growth to be added to the tax levy is \$139,997.***

3. *Overrides/Debt Exclusions* – When a community votes in an *override* this creates a *permanent* increase in the annual levy limit. When a *debt exclusion* is passed the levy limit is increased *temporarily* for the life of the debt only. ***In FY 2026 the amount of debt added to the levy limit is \$1,031,576.***

The following chart shows the actual tax revenue for the current fiscal year and the four previous years.

	Fiscal 2026	Fiscal 2025	Fiscal 2024	Fiscal 2023	Fiscal 2022
Real Estate	\$ 34,237,546.10	\$ 33,206,332.09	\$ 32,302,509.80	\$ 31,223,394.01	\$ 30,270,846.66
Personal Property	\$ 945,991.97	\$ 1,014,761.16	\$ 927,877.61	\$ 740,798.67	\$ 681,181.37
Total Tax Levy	\$ 35,183,538.07	\$ 34,221,093.25	\$ 33,230,387.41	\$ 31,964,192.68	\$ 30,952,028.03

