

UNDERSTANDING YOUR FISCAL 2022 REAL ESTATE TAX BILL

Several factors can affect your tax bill, and this year is no exception:

➤ **ASSESSED VALUES INCREASED:** The first element to determining your taxes is the assessed value of your property. Assessments for Fiscal 2022 are based on what properties were selling for in Shrewsbury during 2020. The market in Shrewsbury is very strong, and that needs to be reflected in the assessed values per Massachusetts General Law. The good news is that your investment is worth more this year than it was last year. The bad news is that your taxes are affected by those higher values.

➤ **TAX RATE INCREASED:** The second element affecting your taxes is the tax rate. Shrewsbury maintains a single tax rate, meaning all types of property pay taxes at the same percentage. This year's tax rate is \$14.11 per \$1,000 of assessed value, or 0.01411%. The rate is calculated by dividing the total assessed value of all property in Shrewsbury by the total amount needed to meet the **APPROVED BUDGET** for the Town. This year the budget was increased by a Proposition 2 ½ override that was **APPROVED BY VOTERS** in April, 2021, which allowed the Town to increase the amount of money that can be raised through taxes.

➤ **CPA SURCHARGE ADDED:** Finally, a third element affecting your tax bill is the new Community Preservation Surcharge that was **VOTED AND APPROVED** to begin in Fiscal 2022. This is an additional amount added to

each tax bill, with the funds being set aside for specific uses, such as historic preservation, recreation and open space, and affordable housing. Each property value is reduced by \$100,000, then the current tax rate is applied to the adjusted value, and the surcharge is 1.0% of that amount.

EXAMPLE:

	Fiscal 2021		Fiscal 2022
Assessment	\$500,000	Assessment	\$540,000
Tax Rate	\$13.19	Tax Rate	\$14.11
		CPA	
		Surcharge	\$62.08
Total Tax	\$6,595.00	Total Tax	\$7,681.48

Because Shrewsbury is a quarterly bill community, taxpayers receive four bills each fiscal year. Since our fiscal year runs from July through June, the quarterly bills are due as follows*:

- Q1: August 1
- Q2: November 1
- Q3: February 1
- Q4: May 1

*if the due date falls on a holiday or weekend, the due date moves to the next business day

Q1 & Q2 bills are “preliminary”, meaning they aren’t based on any new assessed value. Preliminary bills are calculated as ¼ of the prior year’s total tax, with ¼ due for each quarter. New values and tax rate are set during the fall, and are used to calculate the Q3 & Q4 bills, which are the “actual” bills for the fiscal year. Any changes between the previous and current fiscal years’ taxes are reflected in the actual bills. Using the example above, the increase of \$1,086.48 would be split between the Q3 and Q4 bills, or \$543.24 on each.

If you question your assessment, first think about what you would have expected to receive if you placed your house on the market last year (2020). If you believe the assessment may not reflect market value, ask for a copy of your property record card from the Assessor’s Office and go over the detailed data to look for any errors. You can contest your assessment by filing an application for abatement. These forms are available at the Assessor’s Office or on the Assessor’s page of the Town website, and **MUST** be returned before 4:30 pm on February 1, 2022. This deadline is set by law, and not able to be modified in any way. All owners who file applications should expect the assessors to request access to make a full inspection of the property as allowed by law, and if such inspection request is denied, the application will also be denied.

Any questions on your assessment, the valuation process, or the calculation of your real estate tax bill can be directed to the Assessor’s Office.

PHONE: 508/841-8501

EMAIL: ASSESSOR@SHREWSBURYMA.GOV

OFFICE HOURS: 8:00 AM – 4:30 PM, MONDAY THROUGH FRIDAY