The Town of Millbury has completed a comprehensive reassessment (Revaluation) of all classes of property as required by the Department of Revenue and in accordance with Chapter 40, Section 56 of the Massachusetts General Laws that states in part that “Every fifth year, the commissioner shall certify as to whether the board of assessors is assessing property at full and fair cash valuation”. Preliminary certification has been received on these values. The FY 2020 values are based on the value of property as of January 1, 2019 and were primarily developed from sales from calendar year 2018, commercial/industrial income and expense information forms, and personal property forms of list. The analysis done by the Assessing department and our consultant from Vision Government Solutions saw the following general observations:

- Single family properties increased in value by 5%
- Condominiums increased in value by 9%
- Multi-families and apartments increased in value by 21%
- Vacant land increased in value by 12%
- Commercial/industrial properties increased in value by 19%

These are statistical averages. Some properties may have minimal increases if there were corrections to the property record card or substantial increases in value do to construction or renovation work. Some properties have remained essentially the same in value while other properties saw a decrease in value.

The Public Disclosure process allows each property owner the opportunity to review their updated assessment. The proposed FY2020 values will be available for review from Friday, October 25, 2019 to Friday, November 1, 2019 at the Assessor’s Office at Millbury Town Hall and on the town website at www.millbury-ma.org under the Assessor’s page. Staff will be available to answer questions at the Assessor’s Office during regular business hours. Any property owner who is concerned with the valuation of their property should visit the office or call the staff at 508-865-4732 to discuss their concerns. Remember that the assessed value represents the value of the property as of January 1, 2019 and does not reflect any changes that may have taken place to the property since then.

At the end of this public disclosure period, we will request final certification of the assessed values from the Department of Revenue.

Board of Assessors