

Assessors' Office

### **What is a revaluation?**

The Massachusetts Department of Revenue (DOR) requires Assessors to update all property assessments annually.

Part of this annual revaluation process might include an inspection of your property. The DOR's Certification Standards require Assessors to inspect all properties once every 10 years.

### **When will the revaluation start?**

Every year, the process begins in January and ends in the fall. The new values reflect the condition of properties as of January 1<sup>st</sup>.

### **Is it necessary to see the inside of my house for an inspection?**

To properly and accurately assess your home, an Assessor should see the inside of your property. Our main goal is to make sure the information we have on record for your property is correct.

An assessor will always have proper identification when entering your property.

### **How long does an inspection take?**

About 15-20 minutes, including us taking an updated photo of your home's exterior.

### **What impacts the assessment (i.e. value) of my house?**

Your assessment reflects market value and is based on actual sales within Holliston. Positive or negative changes in the real estate market impact assessments.

The following property changes impact value:

- Extensive remodeling
- Additions
- Central air conditioning
- Heat pumps (mini splits)
- Addition or demolition of garages, rooms, fireplaces, baths and finished basements
- Improvements to detached structures
- Deferred maintenance

Remember, even though the value of your house is used to determine your share of the tax base, the amount of taxes that you pay is based on the financial needs of the town and the budgets passed at Town Meetings.

### **What if I do not agree with my assessment?**

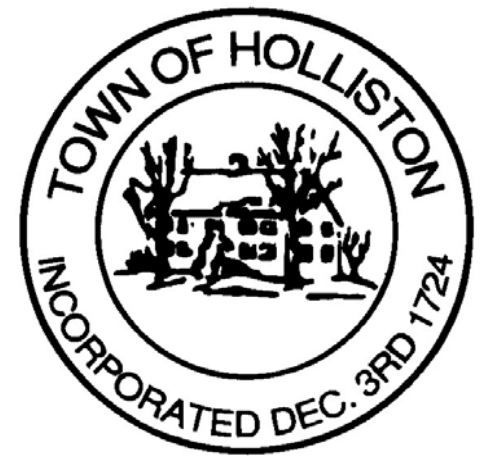
If you disagree with the assessment, you can file for an abatement. Under Massachusetts laws, the application must be filed between January 2<sup>nd</sup> and February 1<sup>st</sup> each year. Abatement applications are available in the Assessors' Office at Town Hall and online at the Town of Holliston website's Assessors Department page.

Before filing for an abatement, you should consider the following:

- Is the data on your property record card correct?
- Is the value of your property in line with others on your street?
- Is the value of your property in line with sale prices in your neighborhood for the time period analyzed by the Assessors?

If you have any questions, please call the Assessing Department at (508) 429-0604 or visit us at the Holliston Town Hall or the Town of Holliston website: [www.townofholliston.us](http://www.townofholliston.us)

## **What is a Revaluation Inspection?**



ASSESSING DEPARTMENT  
Holliston Town Hall 703 Washington  
Street  
Holliston, MA 01746  
Phone: 508-429-0604  
Fax: 508-429-0642  
E-Mail: [ASSESSOR@HOLLISTON.K12.MA.US](mailto:ASSESSOR@HOLLISTON.K12.MA.US)