

Town of Wendell

Valuation and Tax Summary

Fiscal Year 2024



How Your Tax Dollars Are Spent

Services/Departments	Budget (%)	Budget (\$)
General Government	9.92%	\$395,623.00
Public Safety	6.09%	\$242,656.00
Education	52.14%	\$2,078,388.00
Public Works	16.81%	\$670,238.00
Human Services	0.99%	\$39,446.00
Culture & Recreation	1.71%	\$68,146.00
Debt Service	6.62%	\$263,704.99
Employee Benefits	4.60%	\$183,322.00
Other Insurance	1.12%	\$44,609.00
TOTAL TO BE SPENT	100%	\$3,986,132.99

Valuations by Property Class

Property Class	Amount	Valuation
Mixed Use	3	13,539,400
Single Family	330	70,671,200
Condo	5	1,286,600
Mobile Home	39	7,853,000
Two Family	8	1,948,000
Three Family	0	0
Apartment	1	356,200
Vacant Land	207	9,067,200
Open Space	0	0
Commercial	4	2,665,100
Industrial	10	529,200
Personal Prop	24	20,265,445
Forest (CH61)	67	227,379
Agriculture (CH61A)	15	66,831
Recreation (CH61B)	23	406,764
TOTAL TAXABLE	736	128,882,319
Exempt Property		39,402,900
TOTAL TAXABLE & EXEMPT		128,882,319

Approximate Cost of Services for the Average Homeowner

Town Service	Average Taxes
General Government	\$470.56
Public Safety	\$288.88
Education	\$2,473.28
Public Works	\$797.39
Human Services	\$46.96
Culture & Recreation	\$81.11
Debt Service	\$314.02
Employee Benefits	\$218.20
Other Insurance	\$53.13

TOTAL AVERAGE TAX BILL **\$4,743.53**
 (Based on average single family home valuation of \$214,155)

History of Valuations

Fiscal Year	Valuation	Tax Rate	Tax Levy
2024	128,882,319.00	22.15	2,854,743.38
2023	125,095,716.00	21.41	2,678,299.28
2022	112,475,508.00	23.24	2,613,930.81
2021	103,350,514.00	24.54	2,536,221.61
2020	98,997,242.00	23.86	2,362,074.21
2019	94,949,491.00	22.61	2,146,808.00
2018	93,314,079.00	20.96	1,955,863.10
2017	92,796,248.00	19.31	1,791,895.54
2016	92,190,410.00	19.38	1,786,650.15
2015	92,148,368.00	18.96	1,747,133.06
2014	91,092,330.00	19.18	1,747,150.88
2013	90,495,180.00	17.71	1,602,669.64
2012	89,885,550.00	18.94	1,702,432.32
2011	90,046,400.00	17.99	1,619,934.73
2010	90,574,687.00	16.77	1,518,937.50
2009	90,453,379.00	15.83	1,431,876.99

Prepared by

The Board of Assessors

Martha Senn - Chair

Dan Keller – Member

Ray Stone – Member

Adam Hemingway – Associate Assessor

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THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms; in Wendell they are elected. The assessors' primary responsibility is to value all real estate and personal property subject to taxation. Due to the complex nature of property assessment, the Wendell Board of Assessors has contracted with Regional Resource Group to provide professional assessment services. Assessed valuations are based on "full and fair cash value" as of the January 1st preceding each fiscal year.

In order to maintain assessments at or near market value, the assessors regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary role of the assessors is to generate equitable assessments. To that end, we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been valued fairly. Information regarding applications and deadlines to file for abatements is printed on tax bills and can be obtained by contacting the assessors. Applicants should present compelling evidence to support a claim of overvaluation.

EXEMPTIONS

An exemption releases an individual from the requirement to pay all or part of their property tax obligation. Exemptions are available to those individuals who meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police / firefighters killed in the line of duty
- Disabled veterans
- Widows or widowers
- Orphaned minor children

DEADLINES

Applications for abatements must be received by the assessors, or postmarked, within thirty days of the date of the actual (not preliminary) tax bill mailing. Preliminary bills are not eligible for abatement.

Applications for personal exemptions are due on December 15th, or within three months of the mailing date of the actual (not preliminary) tax bill.

APPEALS

If you are not satisfied with the action taken by the assessors regarding your request for abatement and/or exemption, you have the right to appeal to the State Appellate Tax Board:

100 Cambridge St #200
Boston, MA 02114
617.727.3100

Summary of Appropriations and Revenue

APPROPRIATIONS & OTHER EXPENDITURES

Town Meeting Appropriations	4,853,722.33
Cherry Sheet Offsets	4966.00
Debt and Interest Charges	0.00
Snow and Ice Deficit	21,602.38
Misc. Deficits to be Raised	0.00
State and County Charges	2,023.00
Abatement & Exemption Allowance	18,646.66
TOTAL	4,900,960.37

ANTICIPATED REVENUE

Property Tax Levy	2,854,743.38
State Distribution - Education	
School Transportation	149,786.00
State Distribution - General	
General Government Aid	208,343.00
Exemption Reimbursements	4,525.00
State Owned Land	187,756.00
Veterans' Benefits	7,988.00
Public Libraries	4,966.00
Non-Property Tax Revenue	
Motor Vehicle Excise	85,000.00
Other Excise – Meals	0.00
Other Excise – Room	0.00
Penalties – Taxes and Excise	27,000.00
Fees	6,000.00
Solid Waste Fees	41,000.00
PILOT	29,500.00
Licenses and Permits	12,000.00
Fines and Forfeits	0.00
Investment Income	1,200.00
Misc. Recurring	0.00
Misc. Non-Recurring	15.00
Other	
Stabilization Fund	200,000.00
Enterprise Funds	659,694.99
Free Cash	390,443.00
Other Available Funds	31,000.00
TOTAL REVENUE	4,900,960.37