

IMPORTANT INFORMATION REGARDING REVALUATION

PLEASE DO NOT APPLY THE CURRENT TAX RATE TO YOUR NEW VALUE TO ESTIMATE YOUR TAXES.

Notices have been mailed to all property owners detailing new assessed values. These new values represent 100% of fair market value as of December 31, 2022. The previous assessments were as of December 31, 2019.

A new tax rate will be established once the values are certified and the budget process has completed. The tax rate is dependent upon variables including assessed values for property in Hopkinton, the Chariho budget, the Hopkinton Town budget, and state reimbursement for education. Because of these uncertainties, the new tax rate is still unknown and an estimate cannot be provided at this time. For an example, the last revaluation saw a decrease in the tax rate of \$2.40 (it went from \$20.68 to \$18.28).

The amount of taxes you will owe will not automatically increase just because your assessed value has increased. The Town inversely decreases the mill rate based upon the increase in assessed values. Your taxes will only be increased in two different circumstances: The first depends on how your property value increased (or decreased) relative to the average change in the Town's assessments. The second is through the budgetary process, which includes the Town's budget, the budget for Chariho, and reimbursement from the state for education.

The notice includes detailed instructions on how to schedule an informal hearing with a Vision representative. These hearings will be held primarily by telephone, with in-person hearings at the Town Hall on a limited basis. Please follow the instructions included in your notice to schedule your hearing. The Tax Assessor does not have access to the schedule and cannot schedule a hearing on your behalf.

A hearing is the taxpayer's opportunity to ensure the information on file at the Assessor's office is correct, provide any supporting evidence the new assessed value is inaccurate, and discuss how their value was determined. Hearings are a valuable tool to both the Assessor and to taxpayers, so participation is strongly encouraged.

The Town and the Assessor understand these new values have increased exponentially. In an effort to be helpful, transparent, and offer some explanation for the new values, below are some Frequently Asked Questions we have had in regards to this revaluation cycle. If any further explanation is needed, please follow the instructions on the notice you received to schedule a hearing for more specific information in regards to your property.

Please visit the following website for more information:

<https://www.vgsi.com/taxpayer-revaluation-information/>

Frequently Asked Questions

What does my assessed value mean?

The value of your property is based on an analysis of the sales in Hopkinton for a specified period of time. In general, your assessed value is an estimation of what the Assessors' office thinks you could sell your home for as of December 31, 2022.

Will my taxes increase at the same rate as my assessed value?

No. The Town inversely decreases the mill rate based upon the increase in assessed values. Your taxes will only be increased in two different circumstances: The first depends on how your property value increased (or decreased) relative to the average change in the Town's assessments. The second is through the budgetary process, which includes the Town's budget, the budget for Chariho, and reimbursement from the state for education. To help alleviate some potential fears and provide an example, the last revaluation saw a decrease in the tax rate of \$2.40 (from \$20.68 to \$18.28).

This new value is too high and cannot be correct.

Taxpayers are encouraged to sit down with a representative from Vision Government Solutions at an informal hearing. Follow the instructions provided on your notice to schedule the hearing. They will be able to explain exactly how your new assessed value was determined.

Why did my value increase more than my neighbors' property?

Not all property values will change at the same rate. Market value may have increased for some neighborhoods and property types than for others. Some neighborhoods and property types may have decreased in value and others may have remained the same. One purpose of revaluation is to make sure that the assessed values reflect the changes that have occurred in the real estate market.

I have scheduled a hearing. How will I know if my value was adjusted?

After all hearings have been concluded and reviewed, another notice will be mailed to you.

What is the process of appealing my value?

Taxpayers are strongly encouraged to schedule a hearing following the instructions on their notice. If a taxpayer is still aggrieved after receiving the second notice as a result of their hearing, please contact the Assessor's office.

What was the average sales price?

In Hopkinton, as of December 31, 2022, the average selling price of a single family dwelling was about \$400,000 (to be precise, it was \$393,316). This figure does not include new construction homes.

What happens if the market crashes?

The next revaluation will adjust to what that market dictates. Our next revaluation is currently scheduled for December 31, 2025. Currently, the market does not show a decrease in value of homes. The market is slowing because inventory is low; however, selling prices are still high. For example, in Hopkinton, there were two valid sales in January 2023. For comparison purposes, there were five valid sales in January 2022. For the sales in January 2023, the selling price of each was over \$400,000.

What is considered a valid sale?

A sale is considered valid when the transaction is an “arm’s length” transaction and conveyance. An “arm’s length” transaction is an expression to refer to transactions in which two or more unrelated and unaffiliated parties agree to do business, acting independently, and in their own self-interest. Other factors to be considered a valid sale include all parties being knowledgeable of the market, making informed decisions without undue influence, having the property exposed to the open market, and/or not involving a financial or governmental agency as the principal buyer or seller.

Nobody inspected the inside of my home, so how could you accurately determine the interior?

The Assessors’ office maintains a complete record for each property. Information is kept current through permit inspections, sale inspections, periodic re-inspections and exterior reviews. Additionally, for this revaluation process, data mailers were sent to each property owner to help verify interior aspects of the home. These were mailed in the spring of 2022. Any changes that were noted on these data mailers have been reflected in your new assessed value.