



TOWN OF NEW BRAINTREE **BOARD OF ASSESSORS**

20 Memorial Drive
New Braintree, MA 01531
Tel: 508.867.2071, Ext.103; fax: 508-867-4467
assessors@newbraintree.org
Office Hours: Tuesdays from 9:00 a.m. to Noon

HOME INSPECTIONS

In accordance with Massachusetts General Law Chapter 59, Section 39, all municipalities in the Commonwealth are required to assess all real and personal property at “full and fair market value.” To achieve this, the Department of Revenue mandates that each municipality do a full data collection at each of its parcels at least once every ten years. Because of the ten-year repeating cycle, these inspections are referred to as “cyclical inspections.”

New Braintree’s inspections are ongoing and are systematically organized to conform to the 10-year visitation cycle. Letters to property owners are mailed requesting a phone call to our office to schedule an inspection. We make every attempt to provide a convenient appointment schedule for property owners, usually Fridays and Saturdays from 9:00 – 4:30.

All Assessing staff carry a picture identification card. The New Braintree police are aware that our staff member is driving around town, inspecting properties. He will have the most recent field card for your home. The entire purpose of the visit is to make sure that all the data for the interior and exterior of your home that is listed on that field card is as accurate as possible. This requires a very brief walkthrough of the interior of your home to verify bedroom/ bathroom counts, quality of any basement/attic finishes and overall quality of construction along with a brief general examination of the exterior of your property to verify the measurements and overall condition of your home and any free-standing structures on your property. The entire process rarely takes more than 10 minutes.

To ensure accurate assessments, it is to your advantage to allow the Assessor or our data collector inside your property when an inspection is required. By denying an inspection, you may lose some rights if you feel the need to appeal your assessment. The taxpayers’ cooperation is very important and greatly appreciated by the Board of Assessors.

