



## TOWN OF NEW BRAINTREE

Board of Assessors  
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### TOWN OF NEW BRAINTREE PUBLIC DISCLOSURE OF TAX VALUATION

The New Braintree Assessors have been conducting the Quinquennial Recertification of Values as required by Massachusetts State Law for Fiscal Year 2024. This update of values ensures that all property is assessed at full and fair market value as of January 1, 2023. The Assessors have received preliminary certification from the Massachusetts Department of Revenue. Public Disclosure period will be available to the public from Monday, September 25, 2023 to Wednesday, October 4, 2023.

The revaluation requires the verification, analysis, and use of at arms-length sales from calendar year 2022. Sales from the year 2021 were used to value property when the numbers from 2022 sales were insufficient for analysis. Market trends may indicate that different property types may change in value more or less than other property types. On average, class 101, single-family homes increased in value by 9.4%, Class 104 and 105-two-family dwellings and three-family dwellings increased in value by 9.66%. The Commercial Class increased by 7.69% and the Industrial Class decreased by 1.48%. Class 018-which consists of multiple use, residential and chapter 61B increased 8.68%. There were no other land adjustments. Individual parcel valuations may vary from the average class increase due to typical differences, data updates and corrections, and new construction and the effect of market trends for specific characteristics.

The preliminary assessed values for Fiscal Year 2024 will be available for public review beginning Monday, September 25, 2023 through Wednesday, October 4, 2023 at the Assessors Office, The New Braintree Library, and on the Assessors web page on the Town of New Braintree Website. The Board of Assessors will hold their Monthly Meeting on Thursday, October 19, 2023 at 7:00PM at the Town Hall and will hold Open Forum at the beginning of said meeting.

Contact the Assessors Office during the public disclosure period to ask questions, discuss, and request changes in proposed values.

The Assessor's Office is open from 9:00AM to 3:00PM on Tuesdays and 7:00PM to 9:00PM on Monday nights.

