



Michael V. O'Brien
City Manager

CITY OF WORCESTER

Supplemental #2

March 13, 2012

TO THE WORCESTER CITY COUNCIL

COUNCILORS:

This is to inform you that the City of Worcester has received pending preliminary certification for residential property values from the Commonwealth's Department of Revenue.

Residents will begin to receive a copy of their property record (*see attached example*) beginning this week. This communication to them will include the preliminary FY 2012 assessed value. Fourth quarter tax bills will be based on their FY 2012 assessed value. We are in the final stages of review and analysis of FY 2012 commercial property values and I will update City Council this week as to the remaining work and status. I expect commercial valuations to be mailed to property owners in the coming weeks.

Over the course of the last six months, we've presented to the community in great detail the efforts that have gone into inspecting, collecting and analyzing property values in accordance with regulations set forth by the Department of Revenue (DOR). City and independent assessors, with oversight from DOR, reviewed 38,277 residential properties per all laws, regulations, DOR policies, and established industry standards. This included single-family homes (24,867), two-family homes (3,593); three-family homes (4,876); condominiums (4,916); and mobile homes (25).

As part of this triennial revaluation, property data was checked, double-checked and triple-checked through virtual reviews, full-field reviews, and valuation reviews. All of this has taken more time than expected, but it was most necessary and time very well-spent. All of these reviews were necessary to ensure fair and accurate valuations of residential properties based on the most reliable and current inventory of data for all 38,277 properties.

Of the 38,277 properties reviewed, there was an overall average decrease of 3.8% in residential property valuations from Fiscal Year 2011. The summary is as follows: single-family homes dropped by 3%; two-family/ duplexes decreased by 7.2%; three-family declined by 4.15%; and condominiums decreased by 3%. Approximately 3,664 of residential properties in the City will see an increase in their assessed value, as a result of new construction, renovations or increased square footage.

The release of these residential values will initiate the public information and disclosure process. As promised, the City will hold five public meetings. Residents will be able to attend a meeting with City assessors to learn more about the process and how values were determined and ask questions. Schedule as follows:

District 5

Monday, March 19 from 5 – 7 PM
Gates Lane Elementary School
1238 Main Street
Cafeteria

District 3

Thursday, March 22 from 5 – 7 PM
Quinsigamond Elementary School
14 Blackstone River Road
Cafeteria

District 1

Monday, March 26 from 5 – 7 PM
Zion Lutheran Church
Founders Hall
41 Whitmarsh Avenue

District 4

Wednesday, March 28 from 5 – 7 PM
Saint Spyridon Cathedral
102 Russell Street
Cotsidas Auditorium

District 2

Thursday, March 29 from 5 – 7 PM
Burncoat High School
179 Burncoat Street
Cafeteria

Additionally, the Assessor's Office will hold Office Hours on **Tuesday, March 20, Wednesday, March 21; and Tuesday, March 27 from 5 – 7 PM; and Saturday, March 24 and Saturday, March 31 from 9 AM – 1 PM at the Worcester Public Library.**

Residents should call 508-929-1300 if they have questions or concerns about the information received. Customer Service Representatives have been cross-trained to provide basic information to callers, and will field telephone inquiries and take messages for assessors. These calls will be tracked for appropriate response times and quality assurance. We will use all available communication tools to inform residents of this information.

I expect a revised timeline based on all of the progress made to date and the remaining scope of work left to quadruple-check and certify commercial values. It is my expectation that working collaboratively with City Council that the fourth quarter tax bills should be mailed out by May 1, 2012. Residents will then have an opportunity to file an application for an abatement if they disagree. This application must be filed (and received by the Assessor) within 30 days of the fourth quarter tax bill being issued. I will send a copy of the letter to residential property owners in advance of tomorrow's mailing for your information.

Respectfully submitted,



Michael V. O'Brien
City Manager





CITY OF WORCESTER ASSESSMENT DEPARTMENT PARCEL INFORMATION

Ownership Information

SMITH, JOHN
16 SUNSHINE PL
WORCESTER, MA 01604

Parcel Data

Parcel ID 23-456-00789
Address 16 SUNSHINE PL
Lot Size 0.22
Type SINGLE FAMILY

FY2012 Assessment as of January 01, 2011, statutory lien date.

<u>ASSESSED VALUE</u>	
<i>FY2012 Building value:</i>	\$ 169,900
<i>FY2012 Land Value:</i>	\$ 52,700
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<i>FY2012 Total Assessed Value:</i>	\$ 222,600
<i>FY2011 Total Assessed Value:</i>	\$ 165,700
<i>Percentage Change</i>	34.339%
<i>Last Sale Date:</i>	2/24/1999
<i>Last Sale Price:</i>	\$ 116,900
<i>Zoning</i>	RL-7

<u>BUILDING 1 OF 1</u>	
<i>Style:</i>	CAPE COD
<i>Structure:</i>	
<i>Living Area:</i>	1554
<i>Condition:</i>	GOOD
<i>Exterior Wall:</i>	ALUM/VINYL
<i>Roof Material:</i>	ASPHALT
<i>Grade:</i>	AVG/GOOD
<i>Stories:</i>	1.75
<i>Total Rooms:</i>	6
<i>Bedrooms:</i>	3
<i>Bathrooms:</i>	2
<i>Half Bathrooms:</i>	0
<i>Basement:</i>	UNFIN/888
<i>Heat Type:</i>	FORCED AIR
<i>Air Conditioning:</i>	NONE
<i>Fireplaces:</i>	0.0

NOTE: BLDG PERMIT #2563 \$109,242

PICTURE:



SKETCH:

