

LEGAL NOTICE

PUBLIC DISCLOSURE OF FISCAL YEAR 2016 PROPOSED VALUES **pending preliminary Certification**

The Town of Norfolk has completed a recertification of values as required by the Department of Revenue and is pending preliminary approval of these values.

The Fiscal Year 2016 values are based on the value of property on January 1, 2015. These values were developed based on calendar year 2014 sales and on income and expense information received from commercial and industrial properties. The analysis by the Assessor's department and consultants from Vision Government Solutions indicated that 'in general' single family properties increased in value at a rate of approximately 2%; residential condominiums decreased at a rate of approximately 3%; vacant land increased at a rate of approximately 5%; commercial property increased by approximately 4%.

These are statistical averages. Some properties remained essentially the same in value; some properties decreased in value; and some properties increased in value. Some properties may have a substantial increase in value if there were additions or renovations to the property or if there were corrections to the property record card.

The values are available for review at Norfolk Town Hall during normal business hours from 9 AM to 6 PM Monday through Thursday (November 30, December 1, December 2, December 3 and December 7, 2015) and on the town's website at www.town.norfolk.ma.us under the Assessor's page listed as Proposed Values for Fiscal Year 2016. The listings are arranged alphabetically by street address.

Any taxpayer who is concerned with the accuracy of the valuation of their property should visit or call the staff at the Assessor's office at 508 528-1120. Remember that the assessed value represents the value of the property on January 1, 2015 and not the current value of the property.

At the end of the public disclosure period, we will request final certification of the assessed values from the Department of Revenue.

NORFOLK BOARD OF ASSESSORS