

Town of Harvard Valuation and Tax Summary Fiscal Year 2024



Compliments of
The Harvard Town Assessor's Office
13 Ayer Road
Harvard, MA 01451
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David Manzello, Town Assessor

Harald M. Scheid, Regional Tax Assessor
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Summary of Appropriations and Revenues

Appropriations & Other Expenditures

Total Appropriations of Town Meeting	\$	37,248,313.44
Cherry Sheet Offsets	\$	313,821.00
Unreserved Unappropriated CPA	\$	-
State and County Cherry Sheet Charges	\$	650,691.00
Allowance for Abatements & Exemptions	\$	90,045.73
Total Amount to Be Raised	\$	38,302,871.17

Anticipated Receipts and Revenues

Property Tax Levy \$ 26,966,816.73

Non-Property Tax Receipts and Revenue Sources:

Estimated Cherry Sheet State Aid- Education

Chapter 70	\$	2,196,867.00
Charter School Reimbursement	\$	212,849.00
School Choice Receiving Tuition	\$	298,407.00

Estimated Cherry Sheet State Aid- General Government

Unrestricted General Government Aid	\$	1,770,394.00
Veterans Benefits	\$	12,459.00
Exemption Reimbursements	\$	6,236.00
State Owned Land	\$	7,344.00
Public Libraries	\$	15,414.00

Estimated Local Receipts

Motor Vehicle Excise	\$	923,100.00
Other Excise- Meals	\$	27,000.00
Penalties & Interest on Taxes & Excises	\$	110,000.00
Charges for Services- Water	\$	45,000.00
Charges for Services- Solid Waste Fees	\$	224,400.00
Payments in Lieu of Taxes	\$	7,637.00
Fees	\$	35,000.00
Rentals	\$	-
Department Revenue- Libraries	\$	-
Department Revenue- Cemeteries	\$	14,140.00
Other Departmental Revenue	\$	27,520.00
Licenses & Permits	\$	196,000.00
Fines & Forfeits	\$	24,000.00
Investment Income	\$	41,225.00
Miscellaneous Recurring	\$	9,492.00
Miscellaneous Non-Recurring	\$	-

Other Receipts and Revenue Sources

Enterprise Funds	\$	397,003.00
Community Preservation Funds	\$	375,202.00
Free Cash	\$	1,676,753.44
Other Available Funds	\$	2,682,612.00

Total Revenues \$ 38,302,871.17

How Your Tax Dollars Are Spent

Services/Departments	Budget %	Tax Levy \$
General Government	5.6%	\$ 1,515,102
Public Safety	6.3%	\$ 1,691,490
Education	42.9%	\$ 11,563,282
Physical Environment	5.1%	\$ 1,366,649
Human Services	1.0%	\$ 280,681
Culture & Recreation	2.3%	\$ 614,648
Non-Excluded Debt Service	10.3%	\$ 2,767,139
Insurance & Fringe Benefits	16.5%	\$ 4,455,863
Reserve Fund	1.0%	\$ 264,656
Excluded Debt	9.1%	\$ 2,447,308

Total Property Tax Raised 100.0% \$ 26,966,817

Approximate Cost of Services to the Average Homeowner

Average Single Family Home Value \$ 875,968

Town Service	Average Taxes
General Government	\$ 733.31
Public Safety	\$ 818.68
Education	\$ 5,596.62
Physical Environment	\$ 661.46
Human Services	\$ 135.85
Culture & Recreation	\$ 297.49
Debt Service	\$ 1,339.29
Insurance & Fringe Benefits	\$ 2,156.63
Total Average Tax Bill	\$ 11,739.33

THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms. The assessors’ primary responsibility is to value all real estate and personal property subject to taxation. Assessed valuations are based on “full and fair cash value” as of the January 1st preceding each fiscal year.

In order to maintain assessments at or near market value, the assessors’ regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as, assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary and perhaps more important role of the Board of Assessors is to generate equitable assessments. To that end we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been fairly valued.

Information regarding applications and deadlines to file for abatements is printed on tax bills, or can be obtained by calling the Assessors’ Office at 978-456-4100 ext. 315.

Applicants should present compelling evidence to support a claim of over valuation.

Applications for abatements are due on or before the due date for payment of the 3rd quarter bill

(February 1, 2024). Mailed applications must be postmarked no later than February 1, 2024.

EXEMPTIONS

An exemption releases an individual from the requirement to pay all or a part of their property tax obligation. Exemptions are available to those individuals that meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police/firefighters killed in the line of duty
- Disabled Veteran
- Widows or Widowers
- Orphaned Minor Children

Applications for personal exemptions are due on or before April 1, 2024 or 3 months after actual (not preliminary) tax bills are mailed for the fiscal year if later.

Harvard has, in addition to the statutory exemptions above, implemented a Means Tested Senior Tax Exemption applicable to certain long term residents who qualify for the Massachusetts Circuit Breaker Income Tax Credit. Applications for this program are available in the Assessor’s office, and were due by September 1, 2023.

APPEALS

If you are not satisfied with the action taken by the Town Assessor’s office regarding your request for abatement or exemption, you have the right to appeal to the State Appellate Tax Board, 100 Cambridge St. Boston, MA 02204 (617-727-3100).

FY2024 Valuations by Property Class			
Parcel Counts as of January 1, 2023			
Class	# Parcels	Valuation	
Single Family	1707	\$	1,495,277,280
Condominium	177	\$	82,231,900
Two Family	17	\$	15,425,300
Three Family	2	\$	1,251,900
Apartments 4 or More Units	4	\$	6,448,900
Mobile Home, Multi Houses	25	\$	28,976,000
Vacant Land	219	\$	16,578,500
Commercial	47	\$	37,932,800
Industrial	11	\$	2,214,900
Mixed Use	15	\$	91,687,800
Chapter Land	157	\$	3,271,500
Real Taxable	2381	\$	1,781,296,780
Real Estate Exempt	307	\$	192,389,900
Total REAL	2688	\$	1,973,686,680
Personal Property >= 5000	59	\$	30,044,882
Total Taxable	2440	\$	1,811,341,662

History of Valuations, Tax Rates, and Levies			
Fiscal Year	Total Assessed Value	Tax Rate	Tax Levy
FY2015	\$ 1,063,093,393	\$17.79	\$18,912,431.00
FY2016	\$ 1,081,403,326	\$18.05	\$19,519,330.04
FY2017	\$ 1,097,141,087	\$18.10	\$19,858,253.68
FY2018	\$ 1,216,914,789	\$17.15	\$20,870,088.64
FY2019	\$ 1,225,249,001	\$17.42	\$21,343,837.60
		\$18.47/	
FY2020	\$ 1,232,972,724	\$18.44	\$22,733,888.32
		\$18.78/	
FY2021	\$ 1,297,039,551	\$18.75	\$24,322,072.79
		\$17.91/	
FY2022	\$ 1,396,843,166	\$17.89	\$24,993,047.00
		\$16.61/	
FY2023	\$ 1,589,094,617	\$16.60	\$26,371,298.35
		\$14.90/	
FY2024	\$ 1,811,341,662	\$14.89	\$26,966,816.73

Note: for FY2020 forward, first listed rate is Residential followed by Commercial/Industrial/Personal Property