



Board of Assessors

Town of Winchendon
109 Front Street, Dept. 7
Winchendon, MA 01475

Phone: (978) 297-0155 Fax: (978) 297-5409

Email: assessor@townofwinchendon.com

PUBLIC DISCLOSURE OF TAX VALUATION

The Winchendon Assessor has been conducting the FY 2023 Quinquennial Revaluation as required by Mass. State Law. This update of values ensures that all property is assessed at full and fair market value as of January 1, 2021. The Assessor has received preliminary certification by the Mass. Dept. of Revenue. Public Disclosure period will be available to the public from **Wednesday 11/23/2022 to Thursday 12/1/2022.**

The revaluation requires the verification, analysis and use of at arms-length sales from calendar year 2021. Sales from the year 2020 were used to value property when the numbers of 2021 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 16%, class 102, condominiums increased by approximately 11%; Multi-Family dwellings on average increased 20%.

The commercial class increased by 15% and the industrial class by 18%. Individual parcel valuations may vary from the average class increase due to typical differences, data updates and corrections, new construction and the effect of market trends for specific characteristics.

The preliminary assessed values for FY 23 will be available for public review beginning Monday **Wednesday 11/23/2022 to Thursday 12/1/2022** on the Assessors web page of the Town of Winchendon website.

Contact the assessor's office during the public disclosure period to ask questions, review, discuss and request changes in proposed values.

The Assessor's Office is open from, 8am to 12noon Monday thru Thursday.
Fridays via email heckman@rrgsystems.com or gbourgault@rrgsystems.com