

# Cyclical Inspection Program

Please read below for frequently asked questions

## ***Why do the assessors inspect properties?***

Assessors inspect the property for several reasons. Reason number one is that it is the law. According to the Massachusetts DOR, we must inspect each property every 10 years, and that inspection should be a full measure of the exterior and an attempt at gaining entry for interior information. Secondly, by inspecting property, we are keeping our data accurate which helps us calculate assessed values that are fair and equitable.

## ***What does the inspection consist of?***

The inspections will be carried out by representatives contracted by the City from RRC who will visit each house and knock on the door. Each inspector will be wearing an identification badge and whose motor vehicles are registered with the police department. If no one is home, we will measure the exterior of the property to verify our information. A letter will then be sent with our phone number to let you know we visited and again offer the opportunity to call you and set up an appointment for an interior inspection.

The interior walk-through takes about 10 minutes. We verify information such as the number of bedrooms and bathrooms and distinguish finished from unfinished areas, such as basements and attics.

## ***Do I have to let the assessors into my home?***

You do not need to let the assessors in. We respect your privacy. However, if you do not allow entry into the home, we are forced to estimate your interior information. We do not necessarily estimate that you have had major renovations done, but we do have to make a judgment call on the condition of your property. Our goal again is to make sure all assessed values are fair.

Note if you refuse to allow entry to your home, any formal appeals will be denied.

## ***What is the benefit to me to let the assessors in?***

There are benefits to allowing the assessors interior access to your home. First, you know that your assessment is based on the correct data.

Second, as our information is already accurate, our inspections mostly result in no changes or only minor changes that have little to no effect on the value.

Finally, our data becomes public record. Public record data is utilized by websites such as Redfin, Zillow, and MLS. If you want your public record data to be accurate, setting up an inspection with our office is the first step.

## ***Are you trying to raise taxes?***

This program is not an effort to raise taxes. The amount the City can tax is regulated by Proposition 2 ½. The goal of Property Assessment is to ensure that we are treating all property owners fairly and equitably. If we are doing that, then each taxpayer is paying his or her “fair share” of the tax burden.

As always, any questions or concerns please reach out to our office at 978-620-3190.

## ***Thank you for your cooperation!***