



Town of Hingham
Assessing Department

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Director of Assessing

Assessors Responsibilities



The role of the Assessor is to ensure financial stability by fairly assessing all real and personal property at its true market value as of January 1 each year, in compliance with state law.



How are Assessments determined?



FY2025

- Assessment Date: January 1, 2024
- To determine value as of this date, all 2023 Sales are analyzed (January 1, 2023-December 31, 2023)
- In reviewing and researching the years sales, the Assessor is able to estimate the approximate price a willing buyer might pay for a property on January 1.
- The Assessor looks at all arms length sales and reviews the market area, the style of the house, quality of house, age of house, effective area, size of lot and sale price to see what the market reflects.

What causes Assessments to Change?



Although there may not have been any physical changes to the property, buyers may be paying more or less for properties than they were in previous years. The assessment changes reflect the changes in the purchase prices of similar homes in the neighborhood.



Impact of Home Improvements on Assessments



When a homeowner makes improvements on their homes, they add value. Building permits are required for most improvements. Building permits that add value to house are:

- New Construction
- Additions
- Pools
- Decks
- Sheds



The percentage complete of these on 1/1 of any given year will contribute to the increase in assessment of a property.



How is the Tax bill determined?

Value of Home x tax rate/1000= tax amount

- Home Assessed Value for FY25: \$1,000,000
- Tax Rate: \$10.80

$\$1,000,000 \times \$10.80 = \$10,800,000 / 1000 = \$10,800.00$ annual tax bill





How the Tax Levy, Assessments and Tax rates work

Tax Levy	\$ 95,707,587	\$ 109,391,417	14%	\$ 114,323,296	5%
Total Assessed Value	\$ 9,570,785,730	\$ 10,082,158,260	5%	\$ 10,694,415,050	6%
Tax Rate	\$ 10.00	\$ 10.85		\$ 10.69	

The tax levy can increase by no more than 2.5% each year* (plus any new growth). The tax rate is calculated by dividing the total Tax Levy by the Total Assessed Value.

When the total assessed value increases at a higher percentage than the levy, the tax rate will decrease — and vice versa.

*unless voters approve an override or debt exclusion

Can Homeowners Appeal their Assessment?



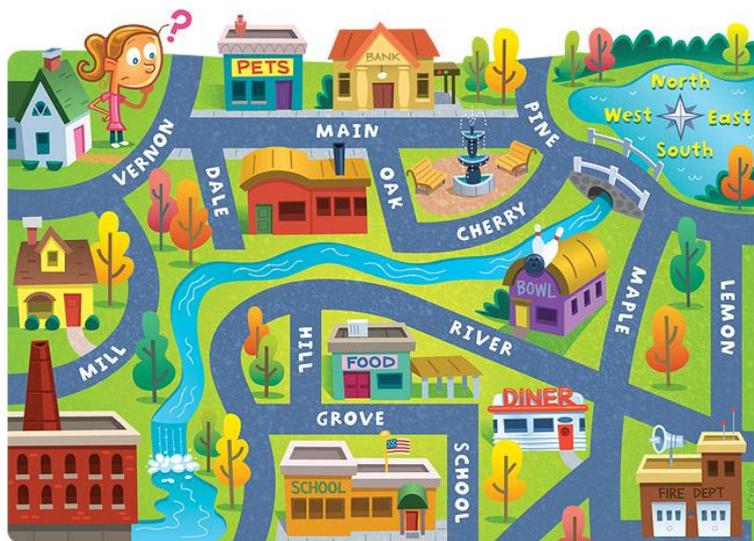
Yes!! Every year, during the month of January, homeowners have the right to appeal their Assessment. Their Actual tax bill, mailed at the end of December will list their current Assessment. If, after doing some research, homeowners feel that their assessment is not in line with sale prices on their street or neighborhood or feel that their property data is incorrect, they can fill out an abatement application.





What else do Assessors do?

- Administer motor vehicle and boat excise tax
- Administer personal and motor vehicle tax abatements, betterments and statutory tax exemptions
- Maintain and administer all property tax data and mapping records





Is there tax relief for Homeowners?

Yes! The Town of Hingham is lucky enough to have 12 different exemptions that are based on age, income, assets and veteran or disability status.

- Financial Hardship
- Person over 65 years old
- Surviving Spouse or person over 70
- Legally Blind
- Disabled Veterans exemptions (several offered)
- Gold Star Family tax exemption
- Tax Deferral Program
- Community Preservation Act Exemption
- Senior Means-tested tax exemption
- Senior and Veteran Tax Workoff Programs





In Conclusion...

The Assessing office plays a vital role in ensuring financial stability by accurately assessing real and personal property at fair market values. Homeowners can appeal their assessments in January to address any discrepancies with their assessment or property data.

Additionally, Assessors manage excise taxes, abatements, and maintain property tax records, while homeowners in Hingham can access various tax relief options, creating a supportive community environment.

