CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager **Date** June 9, 1986

From Board of Assessors **Reference**

Subject Council Order No. 1 - Method of assessing new construction

1. The Board of Assessors is mandated by law, Mass. General Laws Chapter 59, Section 2A, to assess all property as of January 1 and not as of the date of occupancy. The General Court recently amended the statute to allow taxation of formerly exempt land to be taxed as of the date the property is purchased by a non-exempt entity.

2. The Assessment Date of January 1 is a State mandated law. The valuation of new construction on January first must be indicative of what was in place on that date. The current assessment of property is on a calendar year whereas taxes are collected on a fiscal year which, in turn, gives the appearance of a lag in the assessment.

3. The Board of Assessors receives copies of all permits issued on a monthly basis from Inspectional Services. The permits are reviewed for new construction activity and repair activity of a capital nature. All repairs listed do not require on-the-site inspections for valuing purposes. Occupancy permits are reviewed when a question regarding the completion date arises.

5.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 16, 1986

To the Honorable, the City Council:

In response to City Council Order No. 1 of June 2, 1986 regarding the method of assessing new construction, I submit the attached report from the Board of Assessors.

Very truly yours,

Robert W. Healy
City Manager

Agenda Item No. 5 F-242

Re: method of assessing new construction.

In City Council,

June 16, 1986

Placed on File