

Dalton Board of Assessors

Fran Broderick, Chairperson

The Board of Assessors is very pleased to have received approval from the State Department of Revenue for our revaluation for Fiscal 2004. The state conducts on-site inspections of town properties and values every three years. The Board of Assessors does interim adjustments yearly to keep up with the ever-increasing market prices of homes.

This year saw an increase to twenty-eight (28)-building permits for new homes. Twenty-one (21) of these permits are from Dalton's newest housing project, Silver Maple Farm, which was the Burgner Farm property. This project will bring a lot of new growth and increase our tax base. These units belong to a condominium association, which will oversee all street services. All of us will remember the pristine rolling land of Burgner's Turkey Farm now changed to reflect today's market of second home buyers.

Dalton's community-minded appeal, services and school district are positive influences to buyers. We continue to see market prices of homes in line with and/or exceeding our assessed values. These increases in market value reflect changes in assessments for Fiscal 2004. This new growth combined with continuing improvements to properties saw an increase in values from \$384,121,172 for FY '03 to \$428,341,054 for FY '04. This increase of value helped in part to decrease the town rate by \$.63, from \$17.57 for FY'03 to \$16.94 for FY '04. The Dalton Fire District tax rate also decreased by \$.06 from \$.60 FY '03 to \$.54 for FY '04.

Dalton will be facing continued possible cuts in State Aid next year. All town departments are being asked to prepare reduced budgets. This decrease in all of the smaller departments would mean cutting hours again, thus giving fewer services to the town. The town has been in a good position to take monies from stabilization to reduce the tax rate, however, this practice can not be done forever. In the future, we must look elsewhere to fund all town and school services other than from the pocketbooks of residents.

I would like to thank all members of the Board of Assessors and our clerk Mary Blake for their excellent service to the town. Thanks also to our townspeople for their cooperation in allowing us to perform our ongoing inspections of properties.

Frances M. Broderick, M.A.A., Chairperson
Susan L. Koziara, M.A.A.
Michael J. Britton, M.A.A., R.M.A.

Statistical Report for the year as follows:

Tax Levy Calculation	Fiscal 2003	Fiscal 2004
Total Amount to be Raised	\$ 11,044,893.82	\$ 11,309,974.87
Total Estimated Receipts		

and other Revenue Sources	\$	4,295,884.83	\$	4,053,877.42
Net Amount to be Raised by Taxes	\$	6,749,008.99	\$	7,256,097.45
Assessed Value of Real Estate	\$	384,121,172.00	\$	428,341,054.00

Fiscal Town	Tax Rate	Fire District	Valuations	Taxes to be Raised
2004	\$ 16.94	\$ 0.54	\$ 428,341,054.00	\$ 7,256,097.45
2003	\$ 17.57	\$ 0.60	\$ 384,121,172.00	\$ 6,749,008.99
2002	\$ 18.16	\$ 0.64	\$ 360,849,818.00	\$ 6,553,032.70
2001	\$ 17.74	\$ 0.56	\$ 358,244,578.00	\$ 6,355,258.81
2000	\$ 16.24	\$ 0.58	\$338,639,571.00	\$6,251,286.48
1999	\$ 18.15	\$ 0.59	\$ 330,873,816.00	\$ 6,005,359.76
1998	\$ 17.42	\$ 0.59	\$ 328,410,190.00	\$ 5,720,905.61

Number Assessed on Personal Estate	275
Number Parcels Assessed on Real Estate	2,609
Number Assessed on Farm Animal Excise	1
Number of Acres Land	13,971

Number of Dwellings (Family) Units

Year	1	2	3	4	5	6	8	Condo	24	Total
2003	1,994	187	28	232	2	4	1	50	1	2,290
2002	1,986	187	28	23	2	4	1	50	1	2,282
2001	1,982	186	27	23	2	4	1	50	1	2,276
2000	1,975	187	27	23	2	4	1	50	1	2,270
1999	1,960	189	26	22	4	2	1	50	1	2,254
1998	1,954	189	26	22	4	2	1	50	1	2,249
1997	1,950	185	24	22	4	2	1	50	1	2,239

Number 1 includes 36 Mobile Homes

Motor Vehicle Excise

Year	No of Vehicles	Value	Abatements	Excise
2003	7,420	\$ 33,507,400	\$ 24,784.26	\$ 723,845.67
2002	7,180	\$ 29,122,450	\$ 17,573.91	\$ 660,850.59
2001	7,081	\$ 29,473,097	\$ 20,036.11	\$ 642,023.62
2000	7,006	\$ 28,781,900	\$ 22,552.21	\$ 623,432.40
1999	6,971	\$ 26,055,750	\$ 21,089.43	\$ 572,638.10
1998	6,846	\$ 24,579,500	\$ 17,173.41	\$ 537,132.92
1997	6,749	\$ 23,421,105	\$ 17,766.81	\$ 514,996.91

Exemptions

Fiscal Year	No. Granted	Total
2003	93	\$ 36175.00
2002	104	\$ 35,125.00
2001	98	\$ 33,475.00
2000	105	\$ 34,750.00

1999	104	\$ 36,937.50
1998	115	\$ 38,325.00

Real & Personal Property Abatements

Fiscal Year Amount Abated

2003	\$ 7,277.49	2000	\$ 3,997.32
2002	\$ 4,751.66	1999	\$ 5,451.35
2001	\$ 9,468.29	1998	\$ 30,552.90