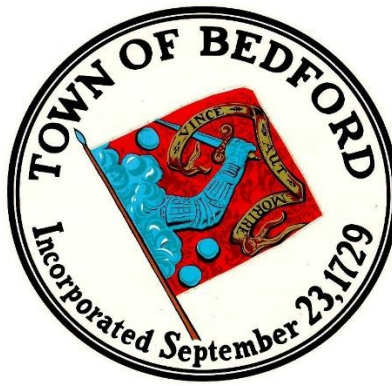


TOWN OF BEDFORD
Office of the Board of
Assessors

10 Mudge Way
Bedford, MA 01730
(781) 275-0046
www.bedfordma.gov



Board of Assessors

Rebecca Neale
Nancy Wolk
Dennis Ross

Assessing Director

Matthew Lanefski

TOWN OF BEDFORD
PUBLIC DISCLOSURE OF PRELIMINARY VALUATION

The Bedford Assessor's office has been conducting the FY 2023 Quinquennial Revaluation of real and personal property as required by Massachusetts State Law. This update of values ensures that all property is assessed at full and fair market value as of January 1, 2022. The Assessor has received preliminary certification by the Massachusetts Department of Revenue. A Public Disclosure period will occur from October 24 to October 28, 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 7.2%, class 102, condominiums increased by 3.9%. Apartments class 111 and 112 increased on average 7.7%. The commercial class increased by 10% and the industrial class by 19.6%. 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. *NOTE: These value changes do not necessarily translate to a similar increase in taxes.*

The preliminary assessed values for FY 23 will be available for public review beginning Monday, October 24 through Friday, October 28 at the Assessor's Office, the Council on Aging, and the Bedford Public Library and on the Assessors web page of the Town of Bedford website.

Contact the assessors' office during the public disclosure period to ask questions, review, discuss and/or request an inspection to verify proposed value changes.

The Assessor's Office is open from 8:00 am to 7:00 pm on Monday, 8:00 am to 4:00 Tuesday through Thursday and 8:00 am to 1:00 on Friday.