



Property Inspections – Assessor’s Office

The Assessor’s Office conducts several types of property inspections to ensure the town maintains an accurate and up-to-date property database, as required by the Massachusetts Department of Revenue (DOR).

1. Cyclical Inspections

To comply with DOR regulations, the Assessor’s Office must attempt to inspect every property in town at least once every ten (10) years. These inspections help ensure fair and equitable assessments for all taxpayers.

- **What’s Involved:** Inspections include measuring the exterior of all structures and verifying interior features.
 - **Duration:** Typically takes only a few minutes of the homeowner’s time.
 - **Process:** Conducted on a neighborhood-by-neighborhood basis, going door to door.
 - **Interior Access:** Interior inspections will only occur with the property owner's permission and only if an adult is present.
 - **If Unavailable:** If no one is home, a door card will be left with contact information to schedule an appointment.
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2. Sales Inspections

The Assessor’s Office reviews properties that have recently sold to confirm data accuracy.

- **Process:** These reviews involve an inspection similar to the cyclical inspection process.
 - **Purpose:** Ensures the property record reflects the actual characteristics of the home at the time of sale.
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3. Building Permit Inspections

All recent building permits issued by the Building Department are reviewed by the Assessor’s Office.

- **When an Inspection is Needed:** If permitted work results in changes to a property’s assessed characteristics (e.g., additions, renovations), an inspection will be conducted.
- **Goal:** To ensure the property record card is updated to reflect any physical changes.