

**Town of Hancock
Board of Assessors
3650 Hancock Rd
Hancock, MA 01237
Tel: (413)738-5225 Ext 4
Email: assessor@town.hancock.ma.us
Town Website: <https://town.hancock.ma.us/>**

Following state statutes and Department of Revenue (DOR) regulations, the Board of Assessors is completing the FY2025 Quinquennial Revaluation of all real and personal property in Hancock. Revaluation is a yearlong process when the DOR examines in detail all assessing methodologies used by the town, as well as the values derived through the mass appraisal system. These valuations have been preliminarily approved and are pending final certification approval by the Massachusetts Department of Revenue. The values are subject to change within this disclosure period. The public review will run from Tuesday, September 3, 2025, to Tuesday, September 10, 2025. The revaluation process includes a public disclosure requirement to let property owners know that there are proposed new values. A listing of all proposed residential property values is accessible on the Town of Hancock website, <https://town.hancock.ma.us/>. Listings of the proposed new values will also be available for viewing at the Town Hall. If you wish to obtain a copy of your property record card, you should email or call the Assessor's Office and one will be mailed to you. The Assessor's office number is (413) 738-5225 Ext 4. Using the mass appraisal method, the goal is to arrive at values that are at 100% of market value. Valuations are based on sales, using the last full calendar year before the beginning of the applicable fiscal year. Calendar 2022 and 2023 sales were used in the Fiscal 2025 value 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 16.2%, class 102, condominiums increased by approximately 7.7%. The commercial class increased by 16.8 % and the industrial class by 2.3%. 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. Please access our website for the most up to date information and contact the Assessors' Office during the public disclosure period to ask questions and review your property information.

The Assessor's regular Office hours are Tuesdays 4:00 pm to 6:00 pm. During the public disclosure period, the assessors will also be available from 10-12 on Saturday, September 7, 2024.