

How Your Tax Dollars Are Spent

Services/Departments	Budget (%)	Budget (\$)
General Government	4.20%	\$1,151,403.67
Public Safety	12.55%	\$3,440,350.00
Education	53.00%	\$14,527,113.57
Public Works	6.20%	\$1,698,540.00
Human Services	2.19%	\$600,000.00
Debt Service	6.50%	\$1,780,550.82
Miscellaneous	15.37%	\$4,211,467.88
TOTAL TO BE SPENT	100%	\$27,409,425.94

Valuations by Property Class

Property Class	Amount	Valuation
Mixed Use	24	30,284,924
Single Family	2,132	625,760,200
Condo	50	12,289,700
Mobile Home	132	25,149,800
Two Family	158	36,761,300
Three Family	33	5,935,700
Apartment	41	23,999,400
Vacant Land	522	16,217,871
Open Space	0	0
Commercial	173	62,493,700
Industrial	51	44,950,750
Personal Prop	51	42,813,550
Forest (CH61)	88	443,489
Agriculture (CH61A)	61	543,167
Recreation (CH61B)	14	241,050
TOTAL TAXABLE	3,530	927,884,601
Exempt Property	213	83,908,550
TOTAL TAXABLE & EXEMPT		1,011,793,151

Approximate Cost of Services for the Average Homeowner

Town Service	Average Taxes
General Government	\$202.82
Public Safety	\$606.02
Education	\$2,558.98
Public Works	\$299.20
Human Services	\$105.69
Debt Service	\$313.65
Miscellaneous	\$741.86

TOTAL AVERAGE TAX BILL **\$4,828.22**

(Based on average single family home valuation of \$293,509)

History of Valuations

Fiscal Year	Valuation	Tax Rate	Tax Levy
2025	927,884,601	16.45	15,263,701.69
2024	826,709,204	17.44	14,417,808.52
2023	746,701,955	17.96	13,410,767.12
2022	663,204,773	19.12	12,680,475.25
2021	610,310,599	20.05	12,236,727.51
2020	574,336,009	20.33	11,676,251.06
2019	503,868,557	22.52	11,347,119.90
2018	499,907,972	21.94	10,967,980.91
2017	500,763,052	21.23	10,631,199.59
2016	473,091,024	21.70	10,266,075.22
2015	475,479,370	20.77	9,875,706.51
2014	476,028,321	19.74	9,396,799.06
2013	478,232,407	18.80	8,990,769.25
2012	493,398,690	17.69	8,728,222.83
2011	510,465,881	16.58	8,463,524.31
2010	530,615,533	13.87	7,359,637.44

Town of Orange

Valuation and Tax Summary

Fiscal Year 2025



Prepared by

The Board of Assessors

Cynthia Brown - Chair

Randi BJORLIN - Member

Lisa Elliott - Member

Adam Hemingway - Associate Assessor

Kristen Cormier - Assessor Administrator

978-544-1100 x 108

assessors@townoforange.org

THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms. The assessors' primary responsibility is to value all real estate and personal property subject to taxation. Assessed valuations are based on "full and fair cash value" as of the January 1st preceding each fiscal year.

To maintain assessments at or near market value, the assessors regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary role of the assessors is to generate equitable assessments. To that end, we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been valued fairly. Information regarding applications and deadlines to file for abatements is printed on tax bills and can be obtained by contacting the assessors. Applicants should present compelling evidence to support a claim of overvaluation.

EXEMPTIONS

An exemption releases an individual from the requirement to pay all or part of their property tax obligation. Exemptions are available to those individuals who meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police / firefighters killed in the line of duty
- Disabled veterans
- Widows or widowers
- Orphaned minor children

DEADLINES

Applications for abatements must be received by the assessors, or postmarked, within thirty days of the date of the actual (not preliminary) tax bill mailing. Preliminary bills are not eligible for abatement.

Applications for personal exemptions are due on December 15th, or within three months of the mailing date of the actual (not preliminary) tax bill.

APPEALS

If you are not satisfied with the action taken by the assessors regarding your request for abatement and/or exemption, you have the right to appeal to the State Appellate Tax Board:

100 Cambridge St #200
Boston, MA 02114
617.727.3100

Summary of Appropriations and Revenue

APPROPRIATIONS & OTHER EXPENDITURES	
Town Meeting Appropriations	30,374,457.24
Cherry Sheet Offsets	32,165.00
Debt and Interest Charges	283,806.25
Snow and Ice Deficit	0.00
Misc. Deficits to be Raised	124,801.04
State and County Charges	468,799.00
Abatement & Exemption Allowance	174,913.31
TOTAL	31,458,941.84
ANTICIPATED REVENUE	
Property Tax Levy	15,263,701.69
State Distribution - Education	
Chapter 70	6,971,225.00
Charter Tuition Reimbursement	2,376.00
School Choice Receiving Tuition	5,000.00
State Distribution - General	
General Government Aid	1,989,947.00
Exemption Reimbursements	30,672.00
State Owned Land	125,244.00
Veterans' Benefits	50,509.00
Public Libraries	27,165.00
Non-Property Tax Revenue	
Motor Vehicle Excise	906,000.00
Other Excise – Meals	50,000.00
Other Excise – Room	81,994.00
Penalties – Taxes and Excise	226,523.00
PILOT	15,000.00
Solid Waste Fees	174,422.00
Other Services	800,000.32
Fees	35,900.00
Rentals	130,000.00
Cemeteries	24,375.00
Building Permits	170,000.00
Licenses	107,067.80
Special Assessments	1,900.00
Fines and Forfeits	11,041.88
Investment Income	135,666.00
Medicaid Reimbursement	83,499.00
Misc. Recurring	120,000.00
Misc. Non-Recurring	60,000.00
Other	
Enterprise Funds	2,623,148.13
Free Cash	969,945.60
Other Available Funds	266,619.42
TOTAL REVENUE	31,458,941.84