



Ask the Realtor: What is Assessed Value?

The assessed value of a home is used strictly for the purpose of taxes in your local town. It is not the same as market value or appraised value.

The method of assessing value of property/land and frequency of assessing value is determined by the Board of Assessors for each town/city.

The assessed value of a home is multiplied by the local tax rate to determine the yearly taxes for the homeowner. An assessed value has no relationship to how much your home is worth.

There may be some people who think that a house that is listed higher than its assessed value is overpriced. This is not true. The assessed value has no relationship to the value of your home.

Then what is market value? Simply put, this is what the market is willing to pay for the home. If your home is listed for \$200,000 and a buyer purchases it for \$220,000, then the market value for your home is \$220,000.

And appraised value? This value is typically used when financing is involved. Appraisers perform comparisons to similar homes on the market, in the same area, with adjustments for upgrades, the condition of your home, etc. Appraised values are what lenders use when determining a mortgage amount.

Oktoberfest

Beer, bratwurst, sauerkraut, potatoes, music, attractions, and did I say beer? What more could you ask for. Tis the season to celebrate.

Oktoberfest Marshfield – Marshfield Fair Grounds, Marshfield MA – Oct 1 12:00 – 5pm

Featuring a midway, the fair has the traditional beer, german food, games, tastings, and demonstrations. For something a bit different, try your hand at the Beer Mug obstacle course.

Oktoberfest – Main St Douglas Ma - Oct 6 9am-4pm

An annual event with four stages of entertainment. Rain or shine this event has crafts, food and entertainment. Stay for the weiner dog race or bring the kids to the free petting zoo. Activities support local community groups.

Oktoberfest and Honk Parade - Harvard Square Cambridge Ma Oct 7th 12 – 6pm

Enjoy multiple beer gardens, live music, dance, family-friendly activities, sidewalk sales, arts and craft vendors and food from all over the world.

Oktoberfest & Blues – Nashoba Valley Winery, Bolton Ma - Oct 21 11:30-4:45

Enjoy the beautiful scenery of Nashoba Winery while listening to the blues. Food trucks, beer and winery tours round out this event. A word of caution, credit cards may not be taken. Bring cash.

If you are considering buying or selling, let's work together and make it a realty reality.

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