



City of Marlborough
Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

BOARD OF ASSESSORS
Jonathan Steinberg, Chair
Ellen Silverstein, Member
John Valade, Member

November 16, 2023

FY2024 Property Values Available for Review in Marlborough

The Marlborough Board of Assessors has been conducting the FY2024 Quinquennial Revaluation required by Massachusetts State Law. The periodic update of values ensures that all property is assessed at full and fair market value as of January 1, 2023. The Board has currently received Pending Preliminary Certification by the Massachusetts Department of Revenue and the official period of public disclosure is now open.

The revaluation requires the verification, analysis, and use of arms-length sales from calendar year 2022 to value single family, residential condominiums, two-family homes, and commercial. Sales from calendar year 2021 and 2022 were used to value three family homes, vacant land, apartments, mixed-use, and industrial property classes. Also, the Affordable -40B housing units were reviewed and adjusted. Market trends may indicate that different property types may change in value more or less than other property types. The average single-family home value increased approximately 9.05%. The condominium class increased about 13.62% with variations from complex to complex. Residential vacant land increased about 5.42%. Commercial and industrial classes increased overall in value about 2.87%. Individual parcel valuations may vary from the class average due to data updates and corrections, new construction, and the effects of market trends effect on their specific characteristics.

Interested parties may examine new proposed values, to review and discuss any questions, and request changes of their assessment during the Public Disclosure period from 11/16/2023 starting at noon, the 17th, 20th, 21st, 22nd until noon, and 11/27/2023.

Values are available in the Assessor's office and the town website.

[Property Values by Location FY 2024](#)

Office hours are Monday 8:30AM – 7:00PM, Tuesday-Friday 8:30AM – 5:00PM.
The office may be contacted via telephone at (508) 460-3779 and email Assessors_dept@marlborough-ma.gov