

Board of Assessors
Town of HANSON, MA
542 Liberty St, Hanson MA 02341

Tel: 781-293-5259

Location: _____
Key: _____ Parcel ID: _____

Mailing Address & Contact below:

Please check each applicable usage or status and complete the sections of the form listed to the right.

Property Use: 4000 [x] Sec.
Apartment or Rooming House [] 1,5
Commercial or Industrial [] 2,5
Mixed: Residential and Commercial [] 1,2,5
Hotel, Motel, Inn, B&B, Cottage
Colony, Campground, or Trailer Park [] 3,5
Has sold in the past 3 years, or is
currently for sale [] 4

FISCAL YEAR 2025

CONFIDENTIAL INFORMATION REQUEST
UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 59 S. 38D
DUE WITHIN SIXTY (60) DAYS OF POSTMARKED DATE

As done in the past, the Board of Assessors is requesting income and expense information on Commercial, Industrial and Residential Properties as part of the mandated Revaluation Project.

When determining commercial property values, this Board must weigh financial as well as physical attributes. By completing and returning the enclosed form, you will help insure the development of a sound basis to estimate the Income Approach to value. Please be aware that this information will be used only to generate "market" income and expense levels for commercial and industrial properties. INCOME AND EXPENSE INFORMATION IS NOT OPEN TO PUBLIC INSPECTION; the office staff will take every precaution to prevent its disclosure.

Under Massachusetts General Law Chapter 59, Section 38D, the Board of Assessors can require the owner or lessee of any real estate to make a written return under oath containing information reasonably required by the Board to determine the actual value of the property. This form must be completed by you or your authorized representative, and returned to the Assessing Department within the time specified above. Failure to respond may cause you to lose your right of appeal, unless such failure to comply is by reason beyond your control. Please notify the Assessing Department if you require an extension.

Please note: this request is for income and expense information of the property and not the profession. Please furnish any additional information which you feel may influence the value of the property. The Assessors welcome any suggestions or questions you may have and will provide any assistance needed to complete this form.

If an owner or lessee of Class three, commercial or Class four, industrial or Class zero, multiple-use property (predominantly Commercial) or Class one, residential (e.g. apartment) or Class zero, Multiple-Use property (Predominantly Residential) fails to submit the information within the time and in the forms prescribed, the owner or lessee shall be assessed an additional penalty for the next ensuing tax year in the amount of \$250 for Commercial/Industrial & Residential. *The Hanson Board of Assessors intends to assess penalties in accordance with the statute, (Ch59;S38D).*

The Board of Assessors thanks you for your cooperation.

Please return the completed statement to the Assessors' Office no later than the deadline of March 1.

If this questionnaire does not provide sufficient space to include all requested information, please attach additional sheets as necessary (a photocopy of this form is preferred).

I, the undersigned, certify that all information supplied herein is true and correct to the best of my knowledge and belief:

Tel #: _____ Signature: _____

Date: _____ Printed Name: _____

Section 3 – Hotel, Motel, Inn, B&B, Cottage Colony, Campground, and Trailer Parks

Property Use

List current rates and occupancy below.

Please enclose current rate schedule and brochure.

- ☐ Hotel
☐ Motel
☐ Inn
☐ Bed & Breakfast
☐ Cottage Colony
☐ Campground
☐ Trailer Park

Seasons			
	On-Season	Off-Season	Shoulder
Date From			
Date To			
Occupancy %			

Unit Type	Number of Units	Nightly Rates					
		On-Season		Off-Season		Shoulder	
		MidWeek	Weekend	MidWeek	Weekend	MidWeek	Weekend
Efficiency							
Single							
Double							
Suite							
Trailer or Camp Site							
Other							
TOTAL							

Is this property occupied by the owner? (circle one) YES NO If YES, specify in comments below.

Is this property seasonal? (circle one) Yes NO If YES, list opening date and closing date

What is the NET BOOK VALUE of all PERSONAL PROPERTY?

Comments: Section 3

If rates vary depending on floor level, directional exposure, or building please specify. Please describe any factors that influence the rate and/or the value of the property.

Section 4 – Sales Data

Grantor (Seller)

Sale Date
 Days on Market
 Asking Price
 Sale Price

Grantee (Buyer)

- YES ☐ - NO ☐ - Is the amount paid the Fair Market Value as of the date of the Sale? If NO, please specify below.
 YES ☐ - NO ☐ - Was there a Real Estate Broker involved? If YES, list names and telephone number below.
 YES ☐ - NO ☐ - Was the Sale forced (i.e., Court Order, Foreclosure)? If YES, please specify below.
 YES ☐ - NO ☐ - Was the Sale between relatives or intra-corporate?
 YES ☐ - NO ☐ - Was the Sale a transfer of convenience (e.g., to correct defects in the Title, create joint tenancy)
 YES ☐ - NO ☐ - Did the seller provide any concessions? If YES, please specify below.
 YES ☐ - NO ☐ - Was there any trade or any personal property included in the Sale Price? Please specify below.
 YES ☐ - NO ☐ - Was the property purchased to be used in conjunction with other properties? Specify below.
 YES ☐ - NO ☐ - Have there been any changes to the Property since the date of sale. Please specify below.

Comments: Section 4.

(If the property is currently FOR SALE, please list asking price and broker's name and phone number.)

SECTION 5 – Annual Income and Expenses

Annual Income		2021	2022	2023
Section 1: Apartments and Rooming Houses				
Section 2: Commercial and Industrial				
Section 3: Gross Sales from Rooms, Cottage, Sites, etc.				
This is for the uses listed in Section 3 Only	Food & Beverage			
	Telephone			
	Other			
Other Income (Specify)				
Reimbursed Operating Expenses				
Gross Annual Income				
Annual Expenses				
Departmental Expenses for Uses in Section 3 only. List other expenses below.	Rooms, Cottage, Sites etc.			
	Food & Beverage			
	Telephone			
	Other			
Management Salary/Fee				
Outside Agency Fees/Commissions				
Legal/Accounting Fees				
Advertising Fees				
Payroll & Payroll Tax				
Group Insurance				
Electricity				
Heat & Air Conditioning				
Water & Sewer				
Supplies				
Cleaning				
Decorating				
Repairs & Maintenance				
Trash Removal				
Snow Removal				
Replacement Reserves				
Insurance Per Year				
Land Rent				
Other (Specify)				
Sub-Total Expenses				
Real Estate Tax				
Personal Property Tax				
Depreciation				
Interest				
Total Annual Expenses				