

PROPERTY VALUE TRENDS | TOWN OF FAIRHAVEN

COMMERCIAL/INDUSTRIAL AND RESIDENTIAL PARCELS

FEBRUARY 2018



DLS

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

PREPARED BY:

DLS | Technical Assistance Bureau

100 Cambridge Street, Boston, MA 02114-9569

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DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Christopher C. Harding
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

Dear Selectman Espindola,

We are transmitting this analysis to you in response to your request for an analysis of Fairhaven's property value trends. It is our understanding that this request was motivated by concerns raised during a discussion of the town's Economic Development Committee, where a member expressed a desire for an analysis of commercial/industrial property compared with residential values. The committee member also sought an analysis of where Fairhaven's property value trends stand in relation to neighboring communities.

Our Technical Assistance group, in cooperation with the Board of Assessors and the town's outside GIS and CAMA vendors, was able to create a parcel-level analysis of Fairhaven's assessed values. Each section contains a map comparing statewide values for FY09 to FY17 and a map of Fairhaven in comparison to its neighbors for the same time period, which coincides with its recent economic development analysis. We then compared Fairhaven's values to both the regional and statewide average. Finally, we provide parcel-level maps for FY08, FY14, and FY18. This time period is meant to capture property values before the 2008 financial crash, the decline of values after the crash, and values during the recent economic recovery.

Parcel-level valuation information used in the charts and maps below was provided by Patriot, Fairhaven's CAMA vendor. The maps were created from parcel-level mapping data provided by the town's GIS vendor, CAI Technologies. For both commercial/industrial and residential sections, the first map shows the percent change in value for FY18 compared to FY08, while the next three maps show values in each of the three years. Large apartment buildings valued on an income basis (use codes 111 and 112) are not included in the residential values. Some parcels may have changed use from one classification to another, or may have been newly subdivided by FY18. This will be indicated on the maps by either a "New Parcel" or "Change in Use" category.

In addition to the valuation data referred to above, we also included an appendix with various analyses that board members may find useful.

Sincerely,

Zack Blake

A handwritten signature in cursive script, appearing to read "Zack Blake".

Technical Assistance Bureau Chief

Phone: (617) 626 - 2358

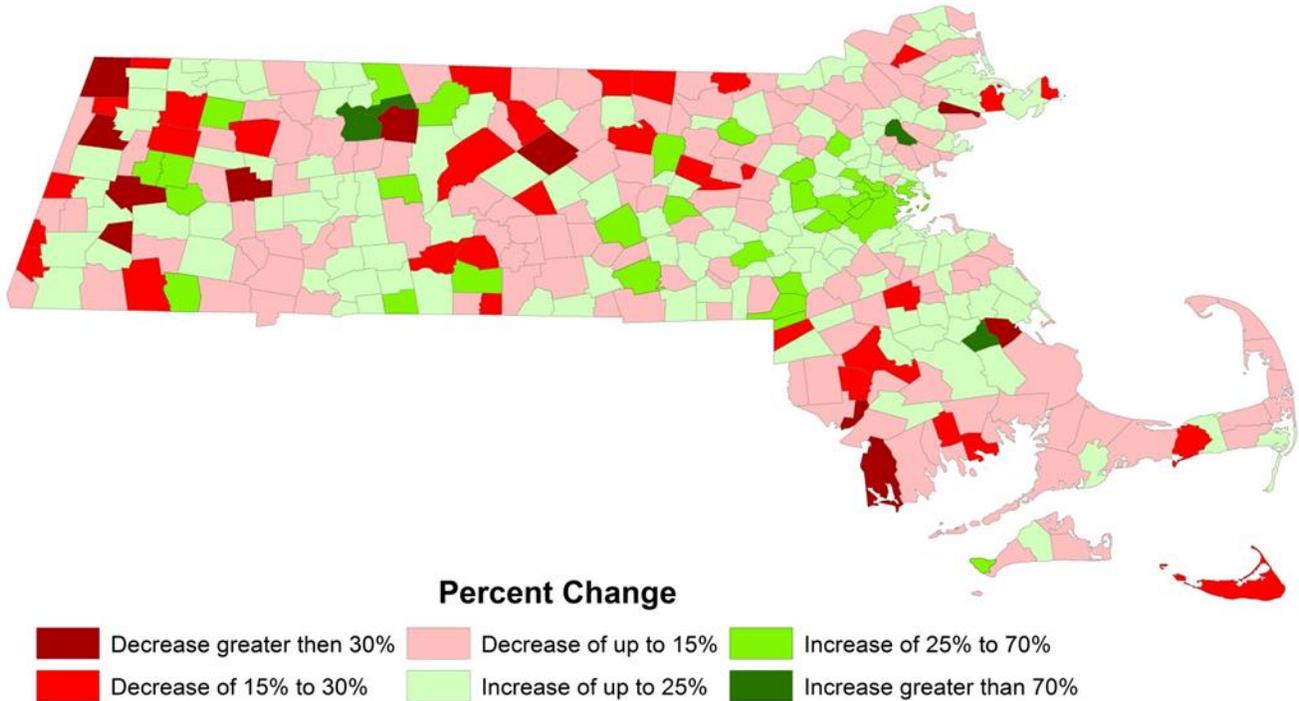
Email: blakez@dor.state.ma.us

TABLE OF CONTENTS

Commercial/Industrial Values	1
Residential Values	9
Appendix.....	17

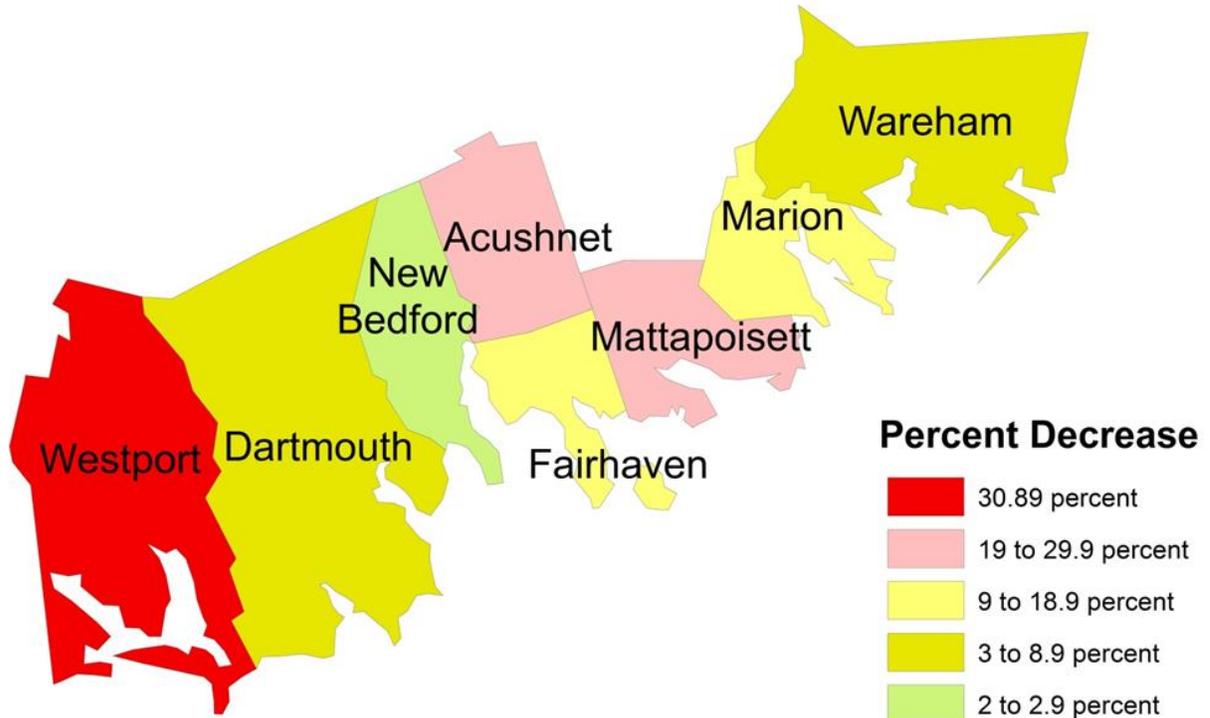
COMMERCIAL/INDUSTRIAL VALUES

Commercial/Industrial Value Change FY2009 to FY2017



This map represents the percentage change in commercial/industrial values across Massachusetts by comparing FY17 to FY09 values. Many parts of the state experienced modest changes (whether increases or decreases), while Fairhaven and the surrounding coastal region had near-uniform decline. Parts of central and western Massachusetts also show significant decrease in commercial/industrial values. By contrast, Metro Boston communities had relatively healthy growth with increases up to 70%, while other more scattered communities across the state experienced growth greater than 70 percent, which is largely attributed to very particular circumstances. Fairhaven and the the region fall into the latter half with a comparatively moderate decline in values of up to 15%.

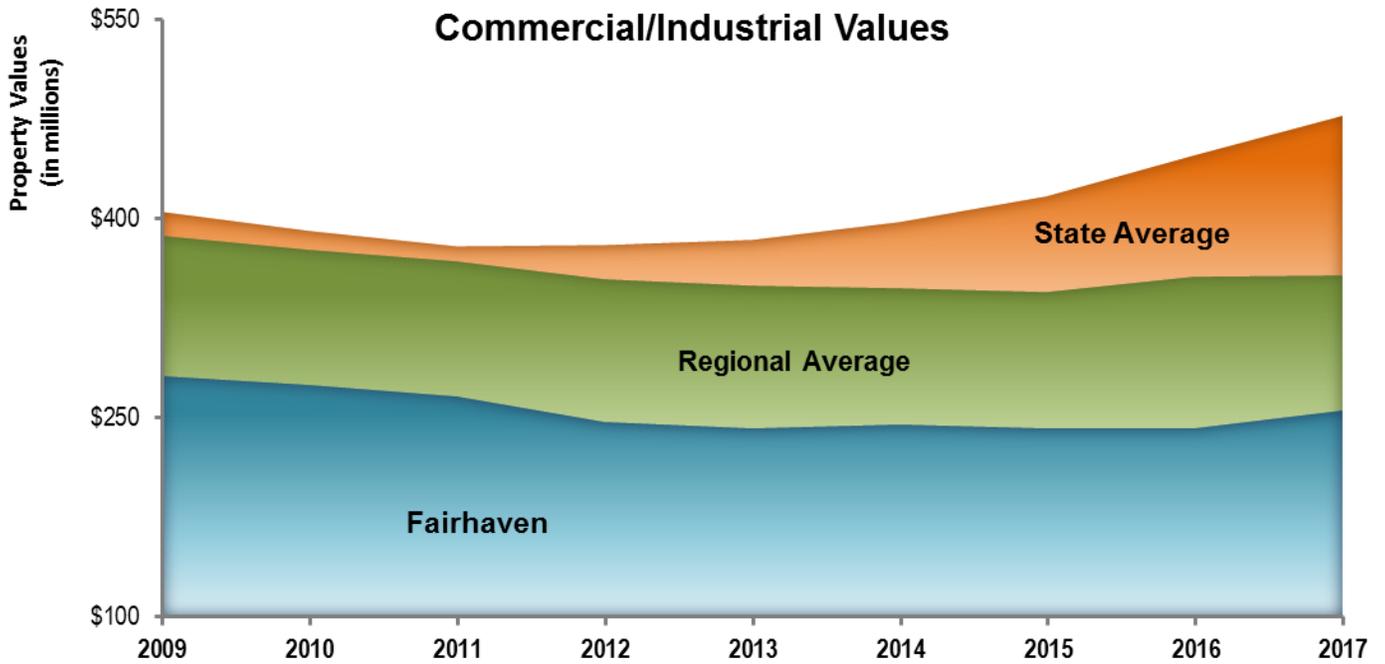
Commercial/Industrial Value Change FY2009 to FY2017



A focus on Fairhaven and surrounding communities shows that while the whole region declined, some communities fared worse than others. Westport's commercial/industrial values suffered the most with about a 31% decline, while New Bedford's decreased by just over 2%. Fairhaven is situated near the midpoint of its neighbors with a 9.3% decline.

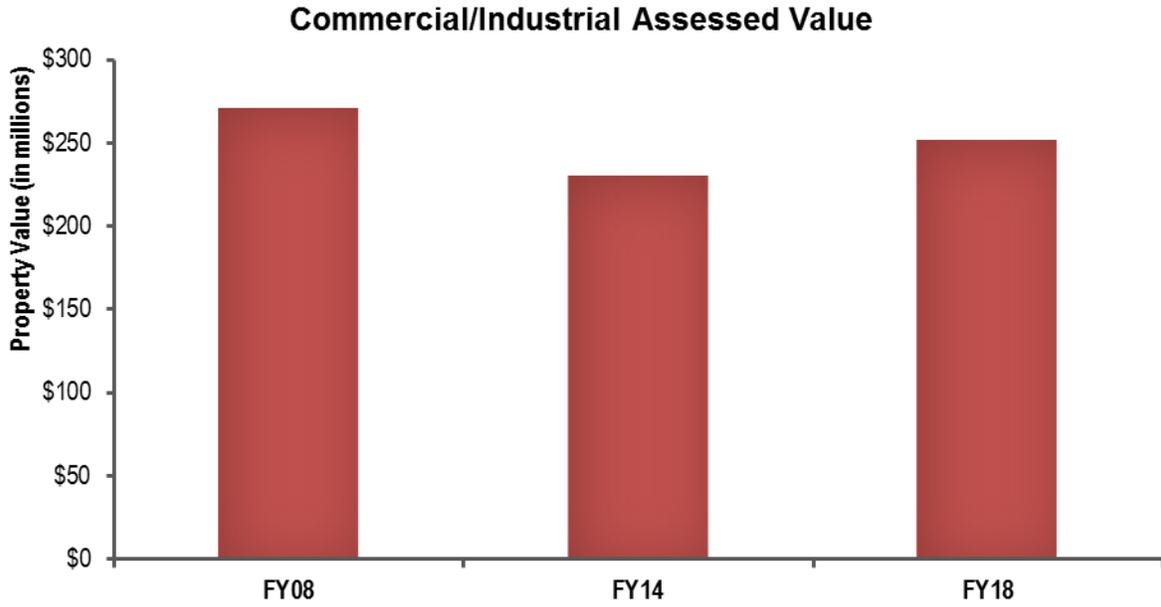
Commercial/Industrial Average Values

Fiscal Year	Fairhaven	Regional Average	State Average
2009	281,277,256	386,688,977	404,808,532
2010	274,084,298	376,590,122	390,413,163
2011	265,965,530	367,370,923	379,401,132
2012	247,149,526	353,580,217	379,823,094
2013	242,305,654	349,463,564	383,405,899
2014	244,618,057	346,989,322	397,014,927
2015	242,112,601	343,987,353	416,826,135
2016	242,163,207	355,807,783	447,369,291
2017	255,107,435	356,851,115	477,083,326

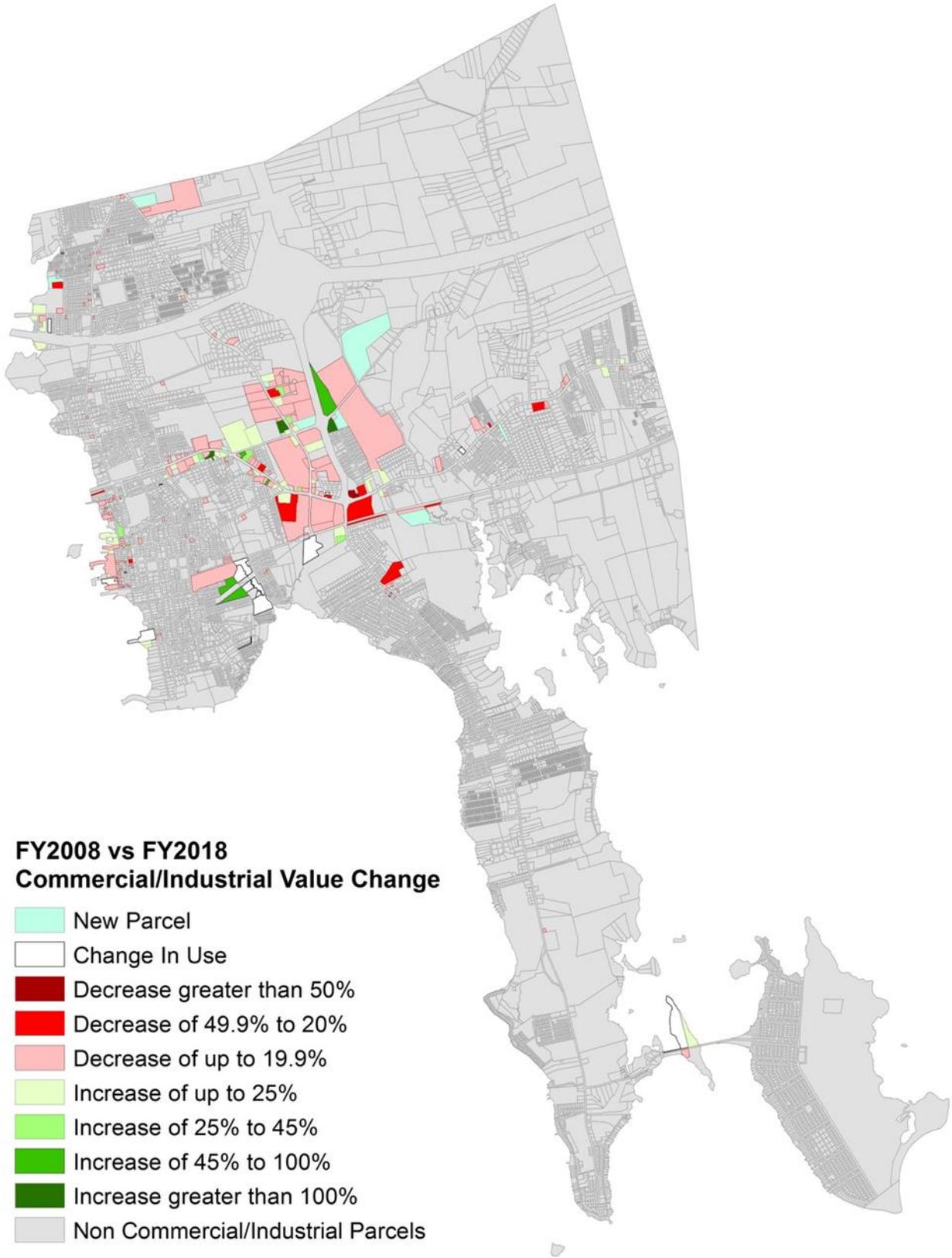


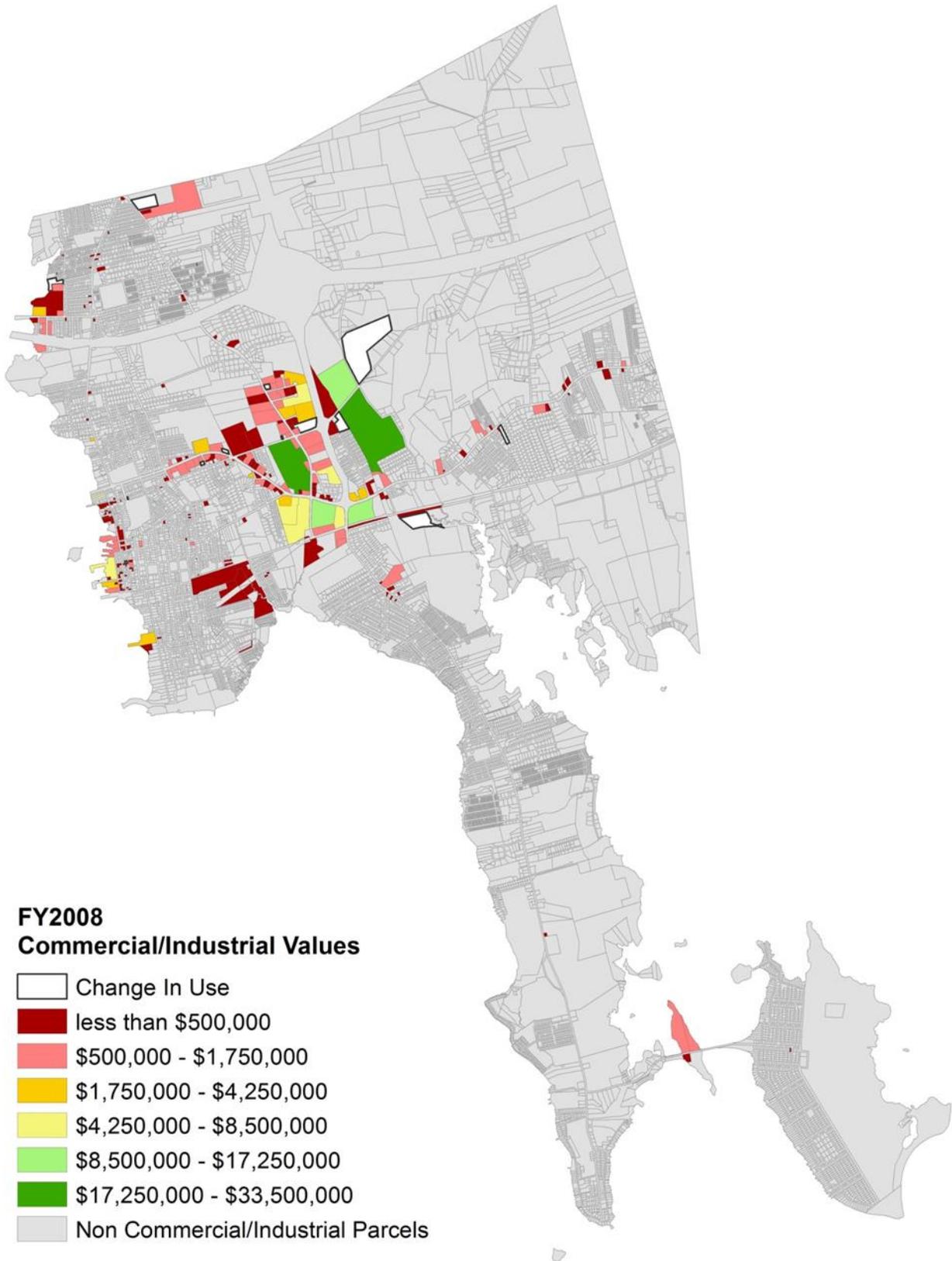
A look at statewide and regional commercial/industrial values shows where Fairhaven fits into the larger trend. The table on the previous page and graph above show commercial/industrial values for FY09 to FY17 for Fairhaven, the region average (average values of its neighboring communities), and the statewide average for all Massachusetts cities and towns.¹ Overall, Fairhaven’s values slowly declined until a slight uptick in FY17. They remain nearly \$30 million lower than in FY09. Fairhaven’s total values also lag behind the region and statewide averages. Between FY15 and FY17, Fairhaven’s values slightly increased, while the regional average experienced a moderate increase, and the statewide average had a sharp increase (likely driven by the significant growth in the Metro Boston area).

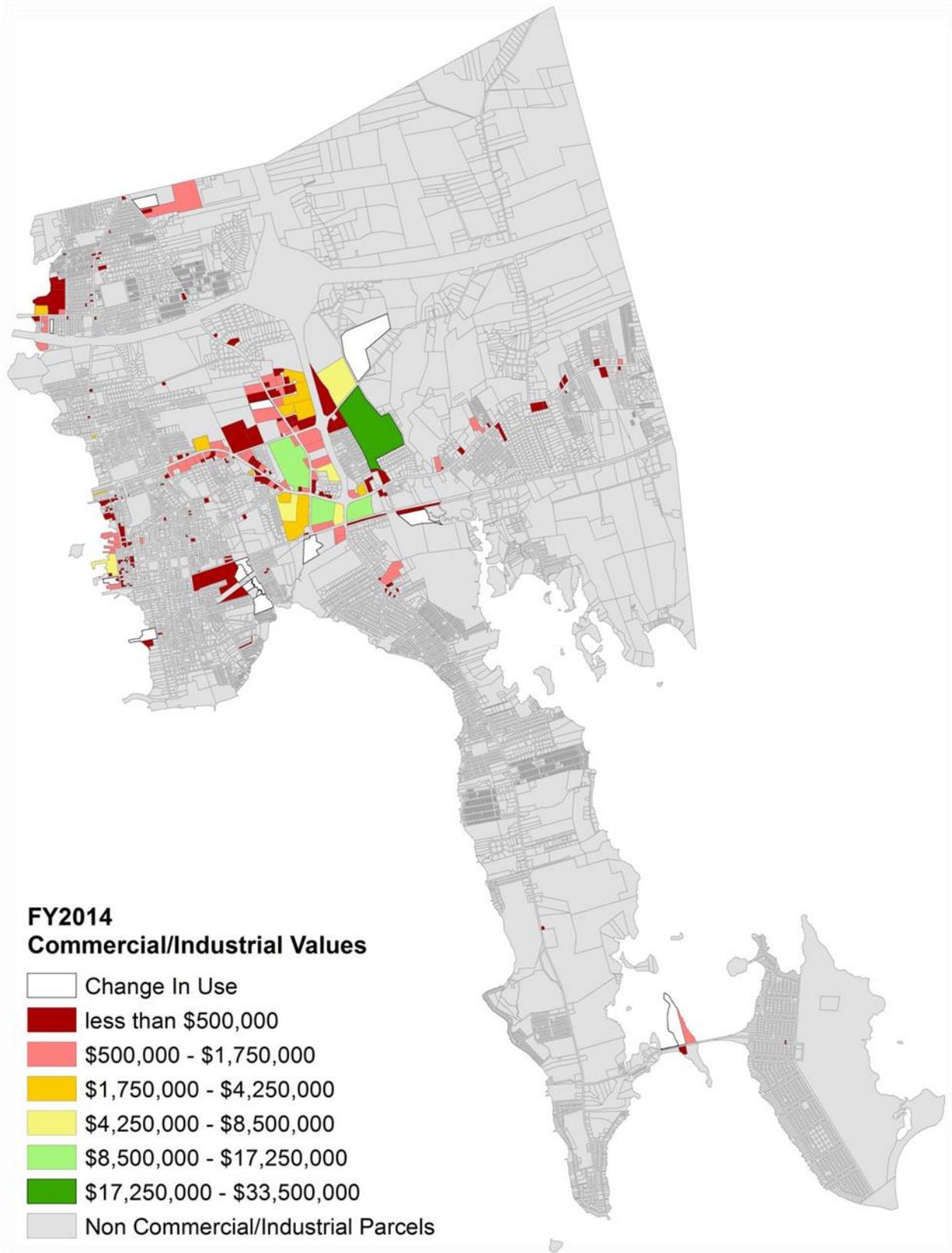
¹ For the regional and state averages, Fairhaven was removed from the calculation.

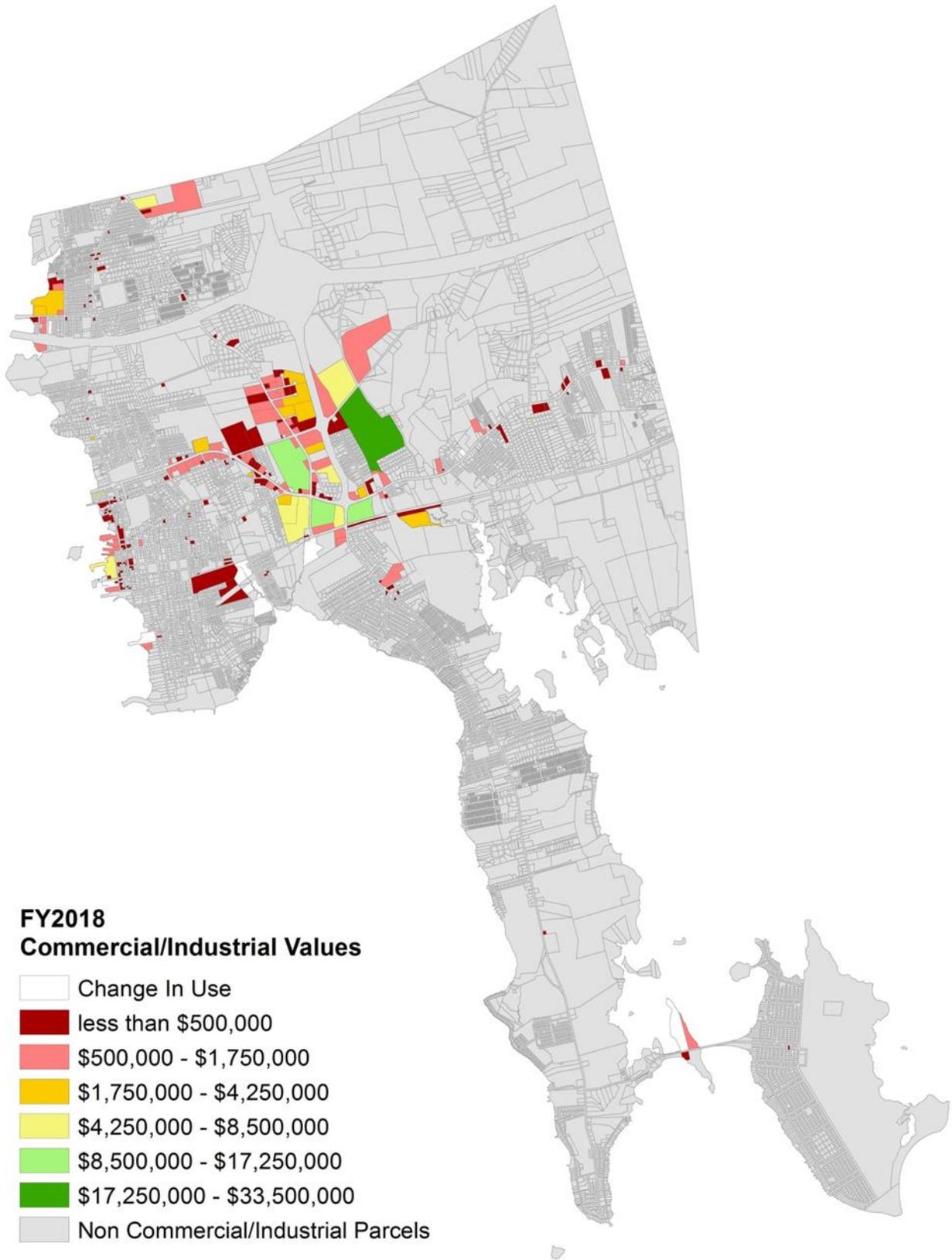


The above chart illustrates the aggregate value of Fairhaven’s commercial/industrial parcels from FY08 to FY18. The trend is consistent with the previous analysis showing a decline in value with only partial recovery. The detailed parcel maps on the following pages show which properties experienced the greatest change in value, as well as the range in value for each commercial/industrial parcel in each of the three years. Red and orange denote declining values, while higher increases are represented in shades of green.



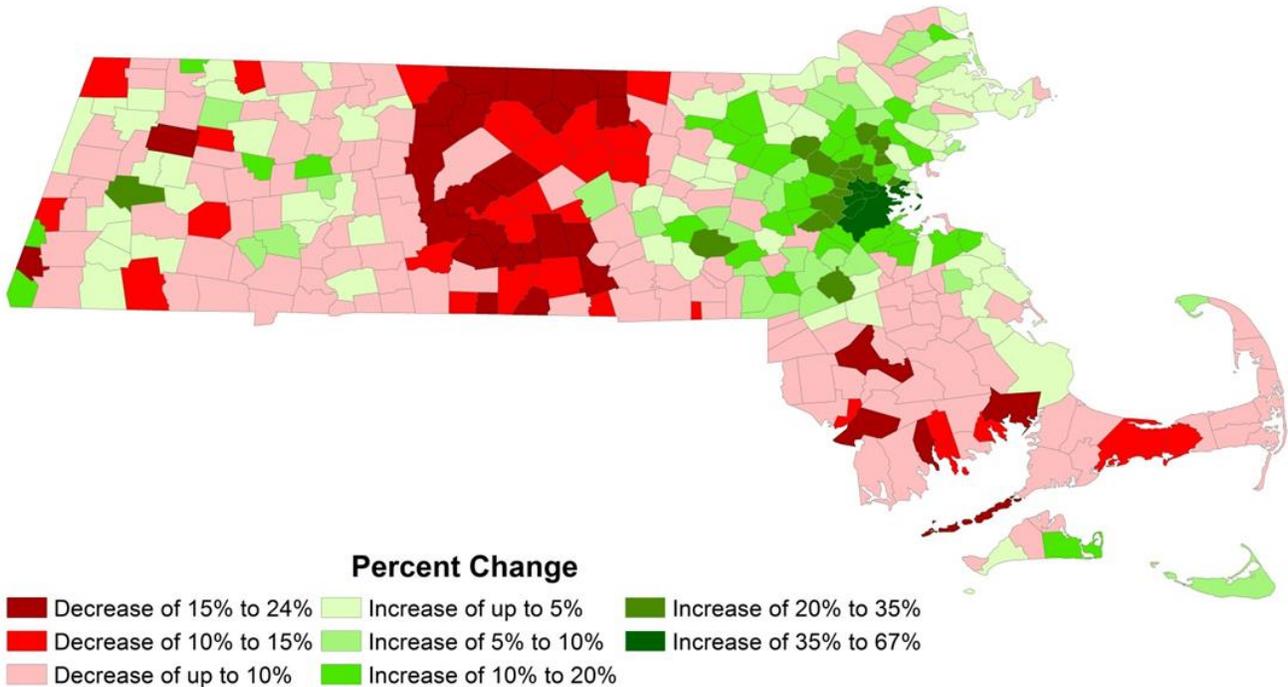






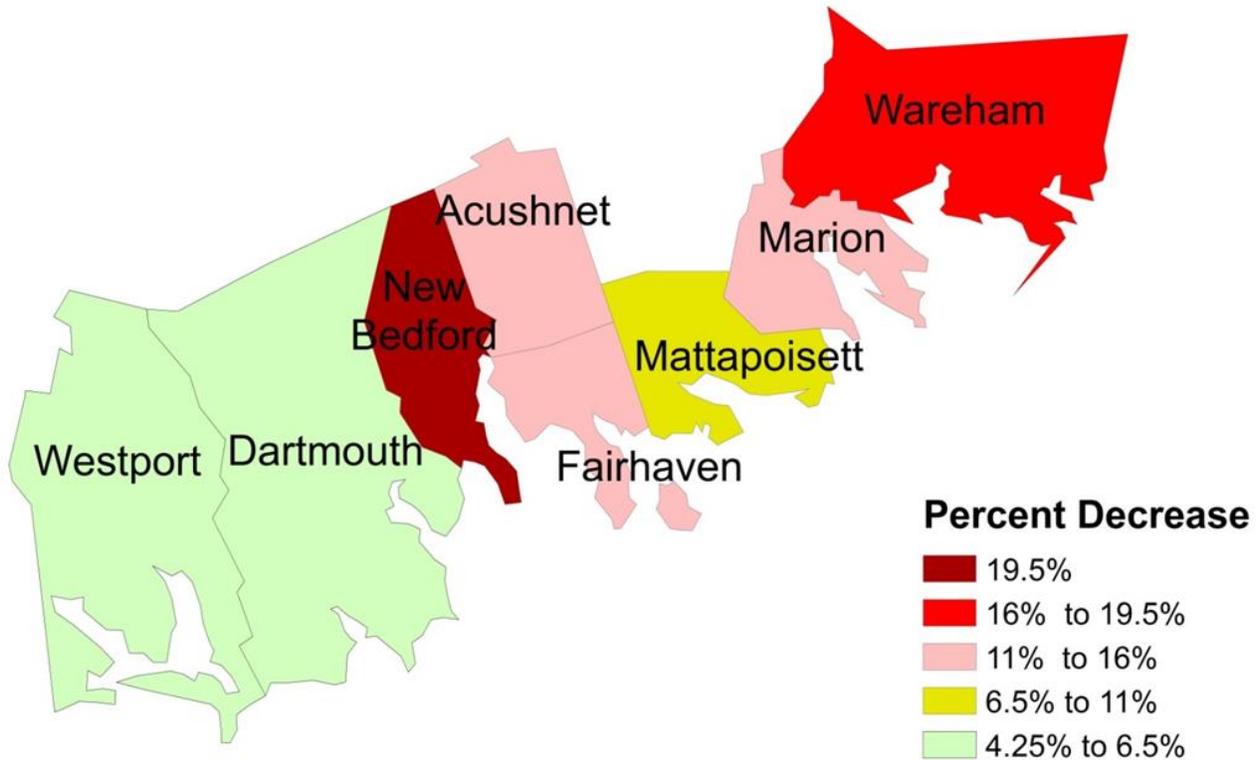
RESIDENTIAL VALUES

Residential Value Change FY2009 to FY2017



The map above represents the change in residential values from FY09 to FY17. Similar to the previous commercial/industrial value changes, the greatest increases (20% to 67%) are generally clustered in and around the greater Boston area. Otherwise, the trend is largely in decline, especially for Worcester County. Fairhaven's residential values fell between 10% and 15%, which was among the worse in the region and among communities statewide.

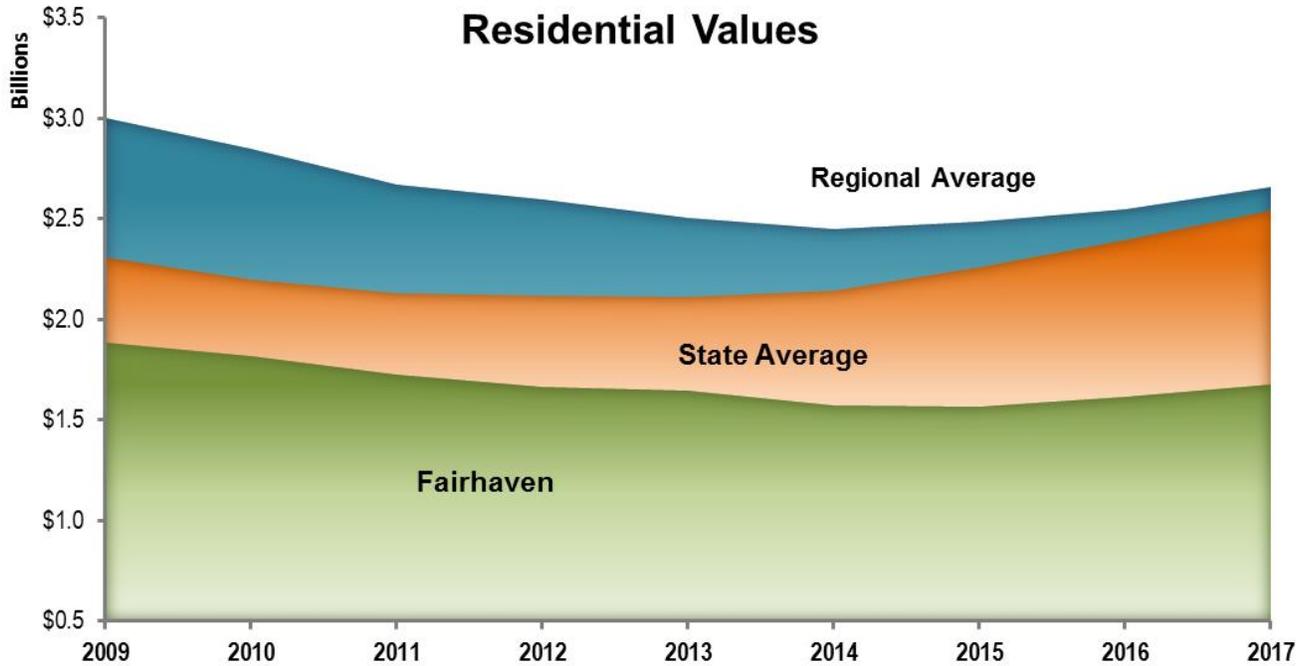
Residential Value Change FY2009 to FY2017



Residential assessed values in Fairhaven and among its neighbors declined in comparison to the statewide trend. Regionally, New Bedford experienced the worst decline of 19.5%, while Westport and Dartmouth had more moderate declines of 4.25% to 6.5%. Similar to its commercial/industrial assessed values, Fairhaven is near the midpoint when compared to its neighbors with a residential value decline of just over 11%.

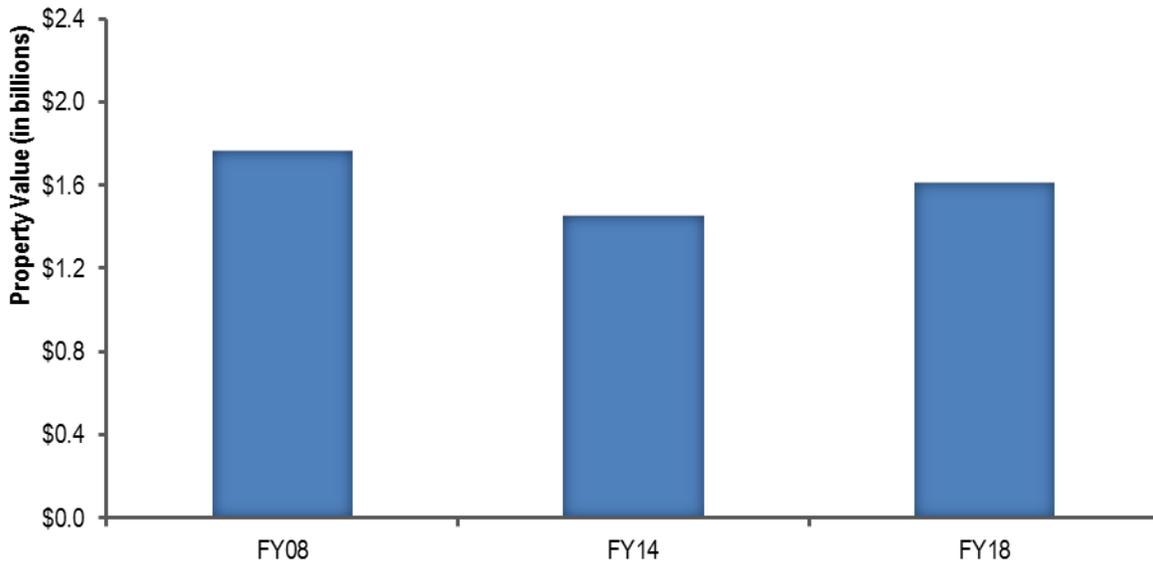
Residential Average Values

Fiscal Year	Fairhaven	Regional Average	State Average
2009	1,884,061,962	2,999,905,417	2,308,230,120
2010	1,816,496,043	2,847,130,437	2,201,321,478
2011	1,724,276,967	2,669,707,808	2,131,953,577
2012	1,664,771,423	2,595,984,088	2,120,897,894
2013	1,643,990,895	2,504,161,640	2,114,032,386
2014	1,571,013,997	2,450,086,297	2,142,959,653
2015	1,567,999,037	2,486,585,567	2,259,186,252
2016	1,616,429,584	2,546,680,960	2,398,517,523
2017	1,676,161,570	2,655,810,873	2,542,904,451

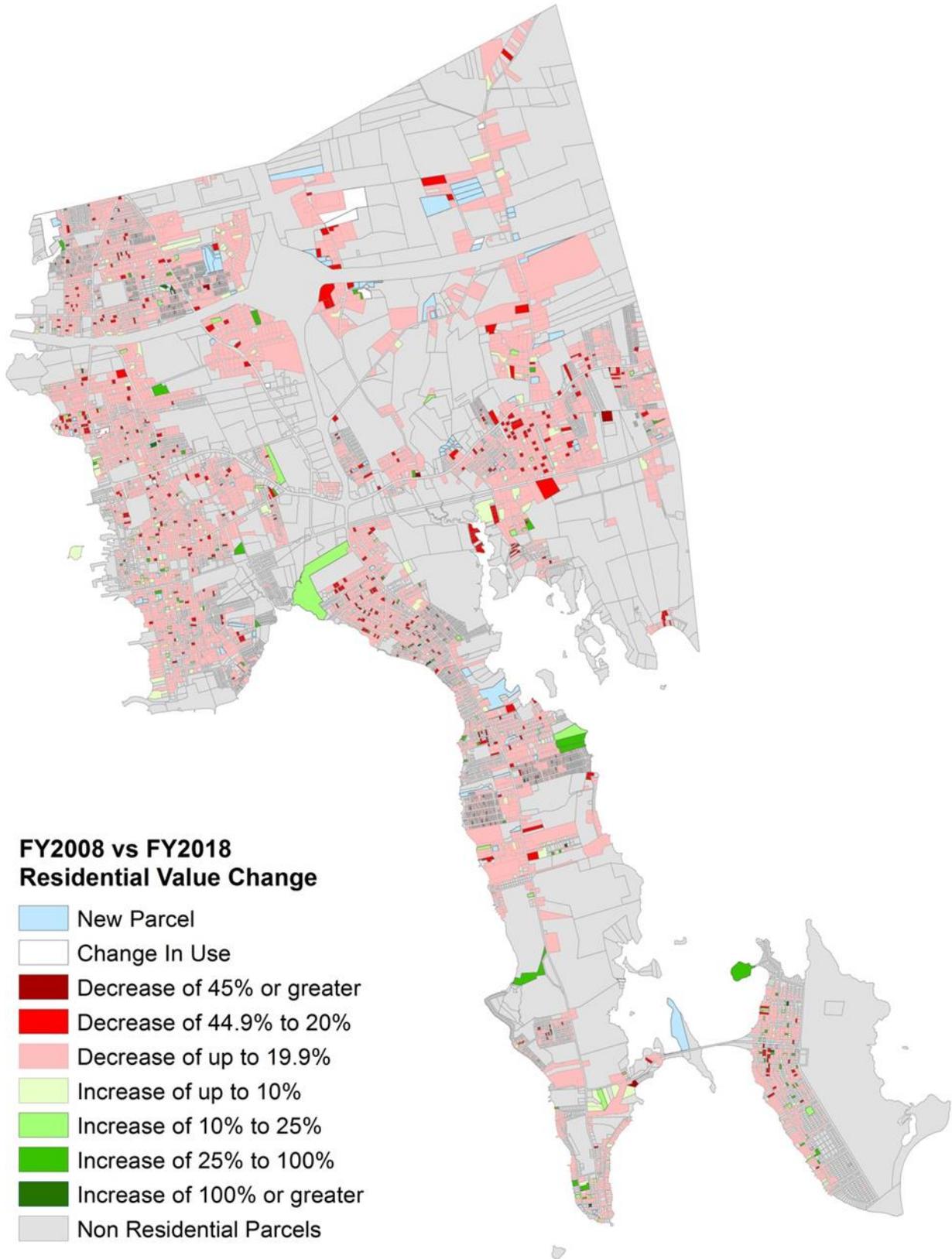


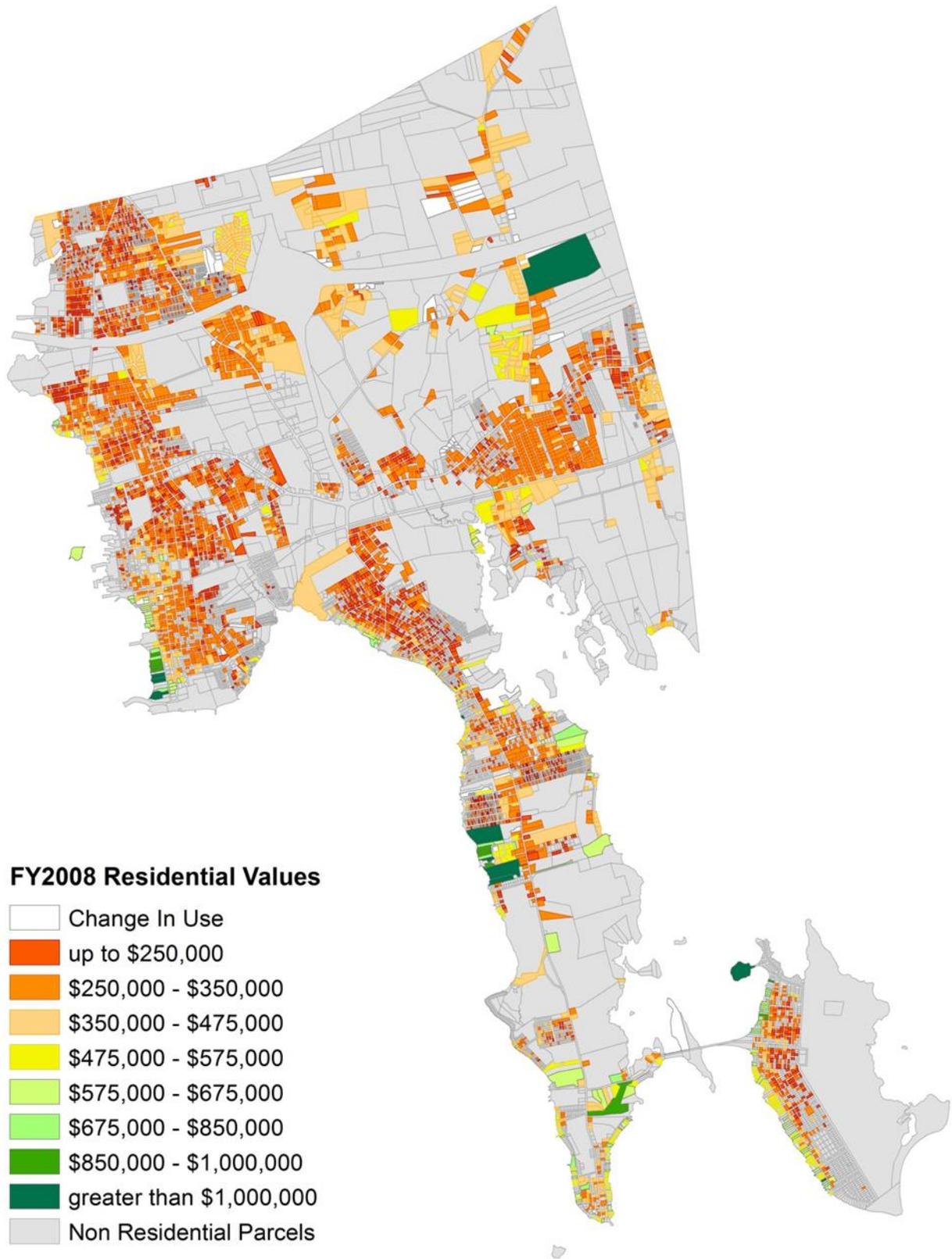
Fairhaven trails behind both the regional and statewide residential average values. The town saw moderate recovery by FY17, but it still has not returned to its FY09 level. Unlike the commercial/industrial analysis, the regional average outperformed the statewide average, although the gap has closed considerably by FY17. Also, like the commercial/industrial analysis, Fairhaven's residential values recovered at a considerably slower pace than either the regional or statewide averages.

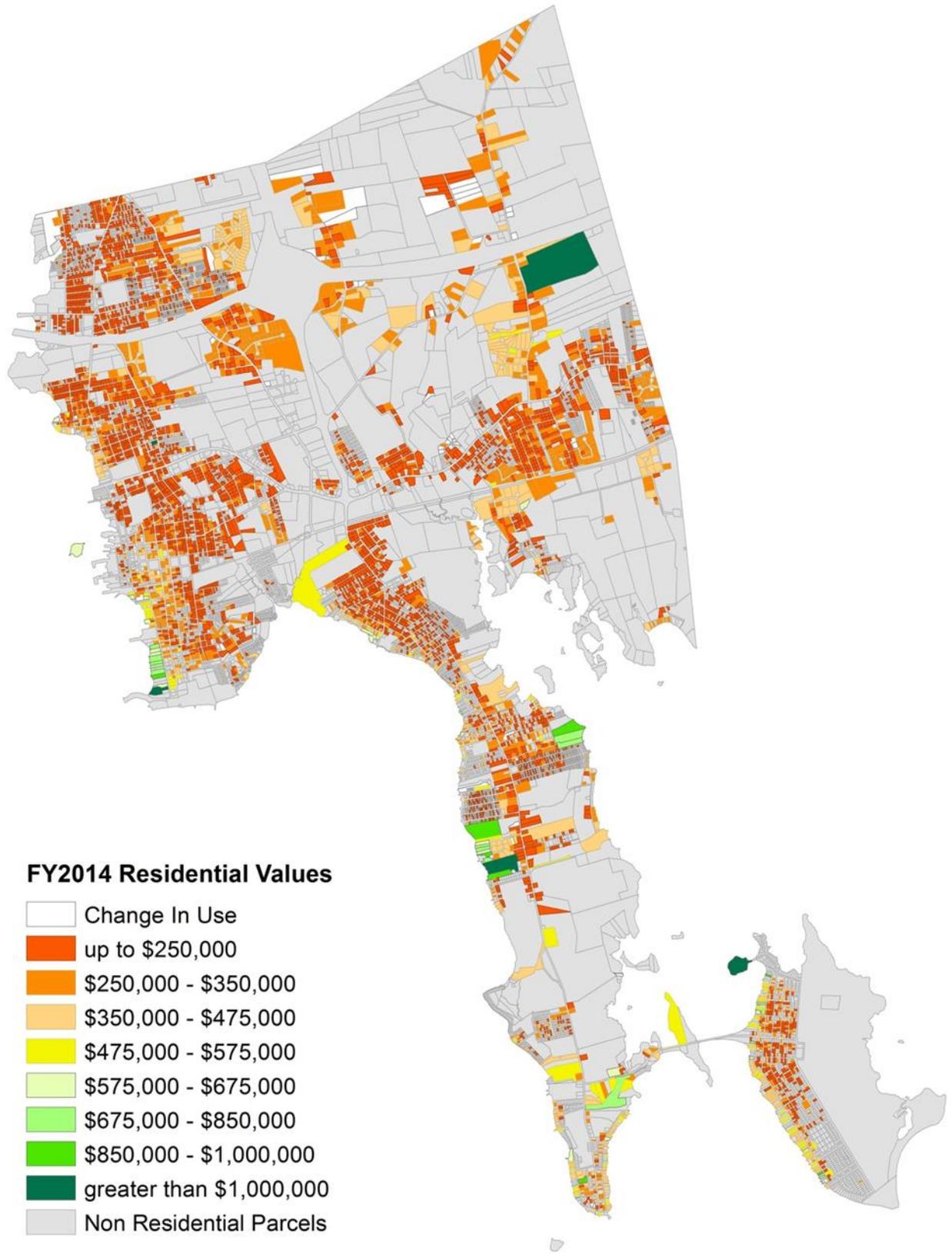
Residential Assessed Value

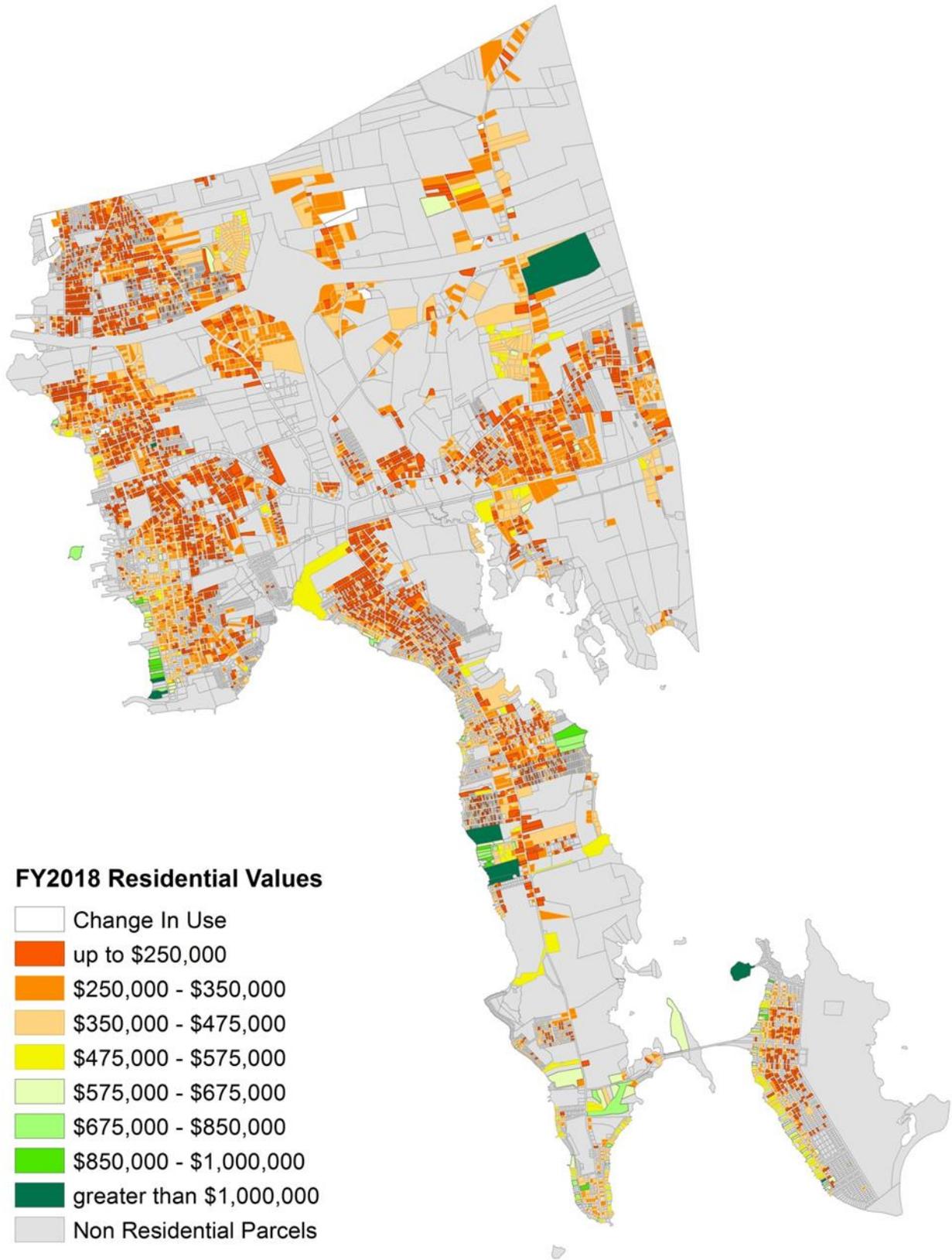


The chart above shows Fairhaven’s aggregate value of residential parcels from FY08 to FY18. The trend is consistent with the previous analysis showing a decline in value with partial recovery. The following maps show which parcels experienced the greatest change in value and the value range for each residential parcel in each of the three years. Red and orange denote a decline and lower values, while higher increases and values are represented by shades of green.





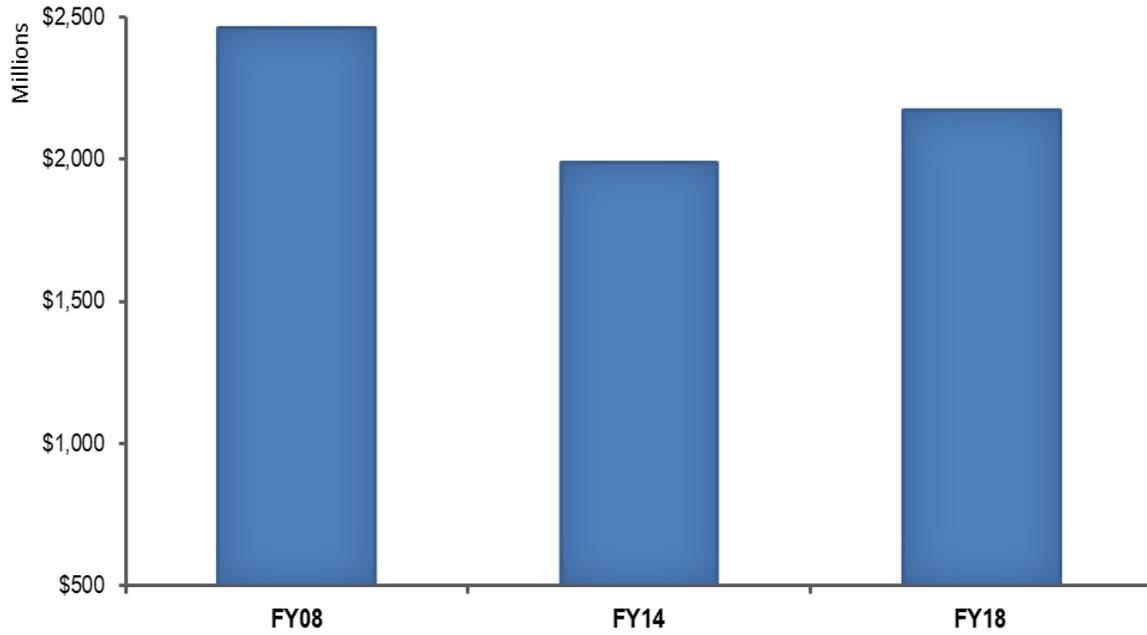




APPENDIX

The analysis below offers further insight into some of Fairhaven's assessed value changes.

Assessed Value: All Parcels



Land and Building Values

