

FISCAL YEAR 2026 ASSESSORS PUBLIC DISCLOSURE

In compliance with Massachusetts General Laws Chapter 40, Section 56, the Board of Assessors have completed a revaluation of all real and personal property in the Town of Peru. Once every fifth year, Peru's valuations and the mass appraisal methods used by our office with the aid of our consultant, Patriot Properties, come under review by the Massachusetts Department of Revenue. Fiscal Year 2026 is such a year. We have received preliminary DOR value certification, and we are now permitted to make proposed valuations available to the public for review. Valuations are based on sales, using the last full calendar year before the beginning of the applicable fiscal year. If you observe a change in your valuation, the difference is most likely due to one of the following:

- Market appreciation – what properties are selling for in Peru
- Building permit related to construction and/or improvements
- Inspections made as part of our ongoing inspection program in which features listed on our property record cards are updated.

A listing of all proposed residential property values is available for viewing on the Town of Peru's website (www.townofperuma.com). Listings of all proposed new values will also be available for viewing at the Town Hall, outside the Assessor's office, on the following dates:

- Wednesday, September 17th from 1:00 pm to 2:30 pm
- Monday, September 22nd from 5:30 pm to 7:00 pm
- Monday, September 29th from 5:30 pm to 7:00 pm
- Monday, October 6th from 5:30 pm to 7:00 pm
- Wednesday, October 8th from 1:00 pm-2:30 pm

Property owners having questions about their proposed valuations are welcome to bring those concerns to our Assessors' attention during the public disclosure period, or by emailing their questions to assessors@townofperma.com or by calling our office at (413) 655-8312 ext. 104 and leaving a message. All questions/ concerns should be brought to the Assessor's attention before the last public disclosure day of October 8, 2025.

Once the disclosure period is over, valuations will be finalized with the Department of Revenue. Beyond October 8th, your right to appeal the assessment will require a timely filing of an abatement application.

Sincerely,

The Peru Board of Assessors

Posted 9-16-2025 @ 5:41pm

Kim a Leach Town Clerk