Taxpayers Responsibilities for filing an abatement:

If your opinion of the value of your property differs from the assessed value, you can challenge your Assessment. You must collect pertinent data to support your opinion. The Assessor’s Office will be glad to answer your questions about the procedures. Please remember you are appealing your assessment, not your taxes. You must pay your taxes, pending your appeal.

Please ask yourself these questions:

- Is my property data correct?
- Is my value in line with others on the street or in like neighborhoods?
- Is my value in line with comparable sale prices within my neighborhoods?

Keep in mind these important factors: your current FY20 assessed value is based on CALENDAR YEAR 2018 sales, age/overall condition, neighborhoods, building area, lot size etc.

In filing an abatement application, you will want to be specific about why you disagree with your assessment. The application must be filed with the Assessor’s Office no later than February 3, 2020, or it must have a US Post Office postmark of no later than February 3, 2020. Please note this is for Fiscal Year 2020 only, as February 1st falls on a Saturday, February 1st is the due date unless the 1st falls on a weekend.

When abatement applications are received, an appointment is scheduled for an interior and exterior inspection (including exterior measurements) to verify the information. The Assessor presents this information to the Board of Assessor’s for review. The applicant may meet with the Board if they would like to.

If the Assessors do not grant an abatement, the taxpayer has the right to appeal to the Appellate Tax Board within a three-month period. When you receive your assessment denial notice, read it for instructions about deadlines and filing procedures. A missed deadline or incorrect filing can cause an appeal to be dismissed.
APPLICATION FOR ABATEMENT OF ☐ REAL PROPERTY TAX ☐ PERSONAL PROPERTY TAX

FISCAL YEAR ______

General Laws Chapter 59, § 59

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION (See General Laws Chapter 59, § 60)

INSTRUCTIONS: Complete BOTH sides of application. Please print or type.

A. TAXPAYER INFORMATION.

<table>
<thead>
<tr>
<th>Name(s) of assessed owner:</th>
<th>Name(s) and status of applicant (if other than assessed owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐ Subsequent owner (acquired title after January 1) on</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mailing address

<table>
<thead>
<tr>
<th>No.</th>
<th>Street</th>
<th>City/Town</th>
<th>Zip Code</th>
</tr>
</thead>
</table>

Amounts and dates of tax payments __________________________

B. PROPERTY IDENTIFICATION. Complete using information as it appears on tax bill.

<table>
<thead>
<tr>
<th>Tax bill no.</th>
<th>Assessed valuation $</th>
</tr>
</thead>
</table>

Location

<table>
<thead>
<tr>
<th>No.</th>
<th>Street</th>
</tr>
</thead>
</table>

Description

<table>
<thead>
<tr>
<th>Real:</th>
<th>Parcel ID no. (map-block-lot)</th>
<th>Land area</th>
<th>Class</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Personal:</th>
<th>Property type(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

C. REASON(S) ABATEMENT SOUGHT. Check reason(s) an abatement is warranted and briefly explain why it applies. Continue explanation on attachment if necessary.

<table>
<thead>
<tr>
<th>☐ Overvaluation</th>
<th>☐ Incorrect usage classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Disproportionate assessment</td>
<td>☐ Other. Specify.</td>
</tr>
</tbody>
</table>

Applicant’s opinion of: Value $ ______________________ Class __________

Explanation ______________________________________

_________________________________________________

_________________________________________________

_________________________________________________

_________________________________________________

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES. TO AVOID LOSS OF APPEAL RIGHTS OR ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE
TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

REASONS FOR AN ABATEMENT. An abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement.

You may apply for an abatement if your property is: 1) overvalued (assessed value is more than fair cash value on January 1 for any reason, including clerical and data processing errors or assessment of property that is non-existent or not taxable to you), 2) disproportionately assessed in comparison with other properties, 3) classified incorrectly as residential, open space, commercial or industrial real property, or 4) partially or fully exempt.

WHO MAY FILE AN APPLICATION. You may file an application if you are:
- the assessed or subsequent (acquiring title after January 1) owner of the property,
- the personal representative of the assessed owner’s estate or personal representative or trustee under the assessed owner’s will,
- a tenant paying rent who is obligated to pay more than one-half of the tax,
- a person owning or having an interest or possession of the property, or
- a mortgagee if the assessed owner has not applied.

In some cases, you must pay all or a portion of the tax before you can file.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed during the last 10 days of the abatement application period. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (1) RECEIVED BY THE ASSESSORS ON OR BEFORE THE FILING DEADLINE OR (2) MAILED BY UNITED STATES MAIL, FIRST CLASS POSTAGE PREPAID, TO THE PROPER ADDRESS OF THE ASSESSORS ON OR BEFORE THE FILING DEADLINE AS SHOWN BY A POSTMARK MADE BY THE UNITED STATES POSTAL SERVICE.

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay all preliminary and actual installments of the tax when due to appeal the assessors’ disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an abatement is granted and you have already paid the entire year’s tax as abated, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and permit them to inspect it. Failure to provide the information or permit an inspection within 30 days of the request may result in the loss of your appeal rights.

The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an abatement has been granted or denied.

APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline.

DISPOSITION OF APPLICATION (ASSESSORS’ USE ONLY)

Ch. 59, § 61A return
Date sent
Date returned
On-site inspection
Date
By
Date voted/Deemed denied
Certificate No.
Date Cert./Notice sent
Board of Assessors

Data changed
Appeal
Date filed
Valuation
Decision
Settlement
Date: