

interest in the property may file an abatement. Contact your assessors' office for any special rules that may apply.

### ***Pay on Time***

If your application for an abatement was denied by your city or town, make sure to pay your bill on time if you are considering appealing that decision. If you are filing your application along with your tax payment, make sure to pay the full amount you were billed.

Filing an abatement application does not stop the collection of your taxes, and you may lose your right to appeal if you do not pay on time. Late payment may also result in additional charges. If your abatement is approved and you have already paid the tax bill for the entire year, you will receive a refund.

If your tax bill is more than \$5,000, your property tax payment is required to be in the tax collector's office by the bill's due date, in order for you to be eligible to appeal to the State Appellate Tax Board. A postmark by the due date isn't sufficient in order for your payment to be considered on time – your payment must be in the tax collector's hand by the due date.

### ***Still Have Questions?***

Contact our Citizen's Information Service at 617-727-7030 or [cis@sec.state.ma.us](mailto:cis@sec.state.ma.us) to be connected with additional resources.



**William Francis Galvin**  
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# ***Property Tax Abatement Tips***



**William Francis Galvin**

The Massachusetts Secretary of the Commonwealth



Dear Citizen,

With rising property values in Massachusetts, you may find your tax bill on the rise as well. In 2022, the average property tax bill for a single family home was \$6,767, up from \$6,372 in 2021.

Whether you recently purchased your first home or you are a long-time homeowner whose tax bill has recently gone up, you may be wondering what your options are for lowering your tax bill, and whether you qualify for a property tax abatement. Here is a list of tips for you to keep in mind if you're considering applying for an abatement.

William Francis Galvin  
Secretary of the Commonwealth

### **Contact your Assessors' Office**

The first and most important step in considering whether to apply for a property tax abatement is contacting your local assessors' office. Your assessors' office can answer questions about your assessment, supply you with the appropriate paperwork, and assist you with any special circumstances that may apply in your city or town.

Your assessors' office may also be able to give you information that could assist you with your tax bill. For example, many communities have tax exemptions for seniors, veterans, residents, those who are blind, and others.

### **Do your Research**

If your city or town has property assessment information on their website, compare your property with other similar properties to see if there may have been an error in assessing your home's value.

If you believe your home has been overvalued or disproportionately assessed in comparison with other properties like yours, an abatement may be a good option for you.



### **Apply on Time**

Property tax abatement applications are normally required to be filed by the due date of the first actual (not preliminary) bill for the year. To determine whether a bill is an actual tax bill, look for an assessed value on your property and a designated tax rate.

In communities that have quarterly tax bills, the application is due along with your 3rd quarter payment, which is **typically due on February 1st**.

If you are mailing your abatement application to your assessors' office, make sure it's postmarked by the deadline and it's addressed directly to the city or town assessors' office.

If you're delivering your application in person, it needs to be in the assessors' office by the deadline.

### **Submit the Right Documents**

Abatement applications are available at all city and town assessors' offices. The state abatement application, State Tax Form 128, is also available on the Department of Revenue's website.

An abatement cannot be approved unless you file a Department of Revenue tax abatement form by the deadline. Some cities and towns have customized abatement forms for their community. **Check with your local assessors' office about which forms are required.**

The abatement application is required to be filed and signed by the assessed owner, the current owner, or the owner's agent. Under certain circumstances, other parties with an