

TOWN OF WELLESLEY, BOARD OF ASSESSORS
525 Washington Street, Wellesley, MA 02482
Fiscal Year 2009

Application for Abatement of REAL ESTATE Tax

www.wellesleyma.gov

MAP/PARCEL: _____

MASS. General Laws Chapter 59, Section 59

This application is NOT open to public inspection. See General Laws Chapter 59, Section 60.

Must be filed with the Board of Assessors not later than due date of the first actual (not preliminary) tax payment for fiscal year. (Due Date February 1, 2009) Tax Bill # _____

An application for abatement on a Commercial Property will not be considered complete without an Income & Expense Statement and a letter of authorization

A. Name(s) of Assessed Owner: _____

B. Name of Applicant: _____

Status of Applicant (if other than owner): New Owner, Purchase Date: _____

Administrator/Executor Mortgagee Lessee

Other (Specify): _____

C. Mailing Address: _____

City/Town _____ State _____ Zip Code _____

Telephone No. _____ Social Security/Taxpayer ID No. _____

2. PROPERTY IDENTIFICATION: Complete this section using information as it appears on the tax bill.

A. Property Location: _____

B. Assessed Valuation: _____ C. Class Code: _____ D. Land Area _____ sq.ft.

E. Property Description:

Single Family House 4-8 Unit Apartment Bldg. Commercial Condominium Mixed Use

Two Family House 9 or more Apartment Bldg. Commercial Property - Retail

Three Family House Residential Condominium Commercial Property - Office

Other Residential Use: _____

Other Commercial Use: _____

3. REASON ABATEMENT SOUGHT:

Incorrect Usage Classification: Was classified as: _____ Should be classified as: _____

Disproportionate Assessment (Attach reasons and explanation)

Overvaluation: (Applicant's opinion of value and reason for abatement application)

Applicant's opinion of value _____

4. SIGNATURES:

SUBSCRIBED THIS _____ DAY OF _____ 20 _____, UNDER THE PENALTIES OF PERJURY.

SIGNATURE OF APPLICANT _____

IF NOT AN INDIVIDUAL, SIGNATURE OF AUTHORIZED OFFICER _____

Title: _____

(Print or Type) Name _____ Address _____ Tel. No. _____

IF SIGNED BY AGENT ATTACH A COPY OF WRITTEN AUTHORIZATION TO SIGN ON BEHALF OF TAXPAYER. THE FILING OF THIS APPLICATION DOES NOT STAY THE COLLECTION OF YOUR TAX. TO AVOID LOSS OF APPEAL RIGHTS OR ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

See Reverse side for important information.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

A. 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.

B. WHO MAY FILE AN APPLICATION. You may file an application if you are: 1) the assessed or subsequent (acquiring title after January 1) owner of the property; 2) the owner's administrator or executor; 3) a tenant paying rent who is obligated to pay more than one-half of the tax; 4) a person owning or having an interest in or possession of the property; or 5) 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.

C. WHEN AND WHERE APPLICATIONS MUST BE FILED. Your application must be filed with the Board of Assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due. 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.**

D. PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay the tax when due to appeal the assessor's disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and to 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.

E. ASSESSORS' DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and to 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 (extended) period, it is deemed denied. You will be notified in writing whether an abatement has been granted or denied.

F. APPEAL. You may appeal the disposition of your application. The disposition notice will provide you with further information about the appeal procedure and deadline.

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

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|----------------------|
| Ch.59, 61A Return |
| Date Sent: _____ |
| Date Returned: _____ |
| On-site Inspection: |
| Date: _____ |
| By: _____ |
| Data Change: |
| |
| |
| |
| |
| Valuation: _____ |
| |
| |

GRANTED

DENIED

DEEMED DENIED

| |
|---------------------------------|
| Date Voted/Deemed Denied: _____ |
| Certificate No: _____ |
| Date Cert./Notice Sent: _____ |
| Appeal: _____ |
| Date Filed: _____ |
| Decision: _____ |
| Settlement: _____ |
| |
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|-----------------------|
| Assessed Value: _____ |
| Abated Value: _____ |
| Adjusted Value: _____ |
| Assessed Tax: _____ |
| Abated Tax: _____ |
| Adjusted Tax: _____ |

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|---------------------------|
| BOARD OF ASSESSORS |
| |
| |
| |
| |
| Date: _____ |