MUST BE FILED BY MONDAY, FEBRUARY 1, 2016, 4:00 P.M.

ASSESSORS' USE ONLY
Application No.
Date Received:

STATE TAX FORM 128
Rev. 12/2000

THE COMMONWEALTH OF MASSACHUSETTS

BELMONT

APPLICATION FOR ABATEMENT OF ☐ REAL PROPERTY TAX ☐ PERSONAL PROPERTY TAX

FISCAL YEAR 20 16

General Laws Chapter 59, § 59

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

Belmont Assessors' Office
Homer Municipal Building
19 Moore Street, PO Box 56
Belmont, MA 02478

Return to: Board of Assessors
Must be filed with assessors not later than due date of first actual (**not** preliminary) tax payment for fiscal year.

INSTRUCTIONS: Please print or type

A. TAXPAYER INFORMATION.

Name(s) of assessed owner: _____

Name(s) and status of applicant (if other than assessed owner) _____

☐ Subsequent owner (acquired title after January 1) on _____

☐ Administrator/Executor. ☐ Mortgagee. ☐ Lessee. ☐ Other. Specify. _____

Mailing address _____ Telephone No. (_____) _____

No. Street City/Town Zip Code

Amounts and dates of tax payments _____

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

Tax bill no. _____ Assessed valuation $ _____

Location _____
No. Street

Description _____

Real: ☐ Parcel identification no. (map-block-lot) _____ Land area _____ Class _____

Personal: ☐ Property type(s) _____

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

☐ Overvaluation ☐ Incorrect usage classification

☐ Disproportionate assessment ☐ Other. Specify. _____

Applicant's opinion of : Value $ _____ Class _____

Explanation _____

D. SIGNATURES.

Subscribed this _____ day of _____ , _____ Under penalties of perjury.

Signature of applicant _____

If not an individual, signature of authorized officer _____
Title

_____ (_____) _____
(print or type) Name Address Area Code Telephone

If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.

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.

(OVER)

DEAR TAXPAYER:

IN ACCORDANCE WITH CHAPTER 59, SECTION 61A, THE BOARD OF ASSESSORS REQUEST THAT YOU COMPLETE THE ENCLOSED PROPERTY VERIFICATION FORM SO THAT THE PROPERTY RECORD CARD MAY BE REVIEWED FOR ANY INACCURACIES THAT MAY AFFECT THE VALUE.

1. HOUSE STYLE _____ (CAPE-RANCH-GARRISON-COLONIAL-OTHER)
   NUMBER OF STORIES _____ NUMBER OF APARTMENTS _____
   EXTERIOR (PLEASE CHECK): WOOD☐ BRICK☐ STONE☐ VINYL☐ ALUM☐
   AGE OF HOUSE: _____
2. HAS THE PROPERTY BEEN REMODELED IN THE LAST 10 YEARS? _____ IF YES, BRIEFLY EXPLAIN:
   _____
   _____
3. TOTAL NUMBER OF ROOMS (EXCLUSIVE OF BATHROOMS & BASEMENT ROOMS) _____
4. NUMBER OF BATHROOMS # FULL BATHS _____ # HALF BATHS _____
5. NUMBER OF BEDROOMS _____
6. DOES THE PROPERTY HAVE A FULL BASEMENT? YES☐ NO☐
7. HOW MUCH OF THE BASEMENT IS FINISHED? _____ %
   HOW MUCH OF THE BASEMENT IS LIVING AREA? _____ %
   HOW MUCH OF THE BASEMENT IS REC ROOM? _____ %
   HOW MUCH OF THE BASEMENT IS OTHER? _____ % _____
8. IS THERE A WALK-IN ATTIC? _____ IF YES, IS ANY OF THE ATTIC FINISHED LIVING SPACE? YES☐ NO☐
   _____ % FINISHED
9. NUMBER OF FIREPLACES: _____
10. HEAT: TYPE _____ FUEL _____ IS THERE CENTRAL AIR? YES☐ NO☐

PLEASE CHECK (AND GIVE SIZE) IF THERE IS A:

11. GARAGE: ATTACHED☐ DETACHED☐ UNDER☐ SIZE _____
12. BREEZEWAY:☐ SIZE _____ BARN:☐ SIZE _____
    CARPORT:☐ SIZE _____ SHED:☐ SIZE _____
    PORCH: ENCLOSED☐ SIZE _____ SCREENED☐ SIZE _____ OPEN☐ SIZE _____
    DECK:☐ SIZE _____
13. POOL: ABOVE GROUND☐ IN GROUND☐ SIZE _____

14. DOES YOUR LOT HAVE ANY FACTORS WHICH YOU FEEL AFFECT ITS VALUE? _____ IF YES, BRIEFLY EXPLAIN:
    _____
    _____

15. A. DATE OF PURCHASE _____ SALE PRICE _____
    B. AT THE TIME OF PURCHASE, DID ANY OF THE FOLLOWING APPLY?

	YES	NO
1. BUYING FROM A RELATIVE……..	☐	☐
2. BUYING A PROPERTY WHICH WAS ON THE MARKET FOR MORE THAN 9 MONTHS…….	☐	☐
3. BUYING A PROPERTY WHERE THE SELLER TOOK BACK A MORTGAGE……..	☐	☐
4. FORECLOSURE OR PROPERTY BOUGHT AT AUCTION……..	☐	☐

IF YES TO ANY OF THE ABOVE, PLEASE EXPLAIN: _____
_____
_____

OTHER COMMENTS: _____
_____
_____
_____

16. WERE THERE ANY OTHER SPECIAL CIRCUMSTANCES WHICH AFFECTED THE PRICE? YES☐ NO☐
IF YES, PLEASE EXPLAIN: _____

_____

_____

OVERVALUATION CLAIMS ARE BASED ON 1 OF 2 REASONS.

A. OVERVALUATION BASED ON SALE MARKET ACTIVITIES.

B. OVERVALUATION BASED ON ASSESSED VALUES OF SIMILAR PROPERTIES.

UPON FILING EITHER (OR BOTH) CLAIMS, 3 PROPERTIES OF COMPARISON SHOULD BE SUBMITTED.

A. SALES MARKET COMPARABLE PROPERTIES.

	1ST SALE	2ND SALE	3RD SALE
BUYER			
SELLER			
LOCATION			
MAP(PLOT)/LOT			
SALES PRICE			
SALES DATE			
BOOK/PAGE			

B. SIMILAR PROPERTIES COMPARED BY VALUE.

LOCATION/ADDRESS	MAP(PLOT)/LOT	ASSESSED VALUE	OWNER

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 owner's administrator or executor,
- a tenant paying rent who is obligated to pay more than one-half of the tax,
- a person owning or having an interest in 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 Board of 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 between September 20 and October 1. 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 CANNNOT 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 THE 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 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 Commissioner. 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 _____

Data changed _____

Valuation_____

GRANTED ☐

DENIED ☐

DEEMED DENIED ☐

Date voted/Deemed denied_____

Certificate No. _____

Date Cert./Notice sent_____

Appeal_____

Date filed_____

Decision _____

Settlement_____

Assessed value _____

Abated value _____

Adjusted value _____

Assessed tax _____

Abated tax _____

Adjusted tax _____

Board of Assessors

_____

_____

_____

Date:_____

IMPACT ON CPA SURCHARGE:

	FY 2016 ASSESSED VALUE	FY 2016 TAXES	FY 2016 CPA SURCHARGE	FORMULA FOR FY 2016 CPA SURCHARGE
Assessed				See *
Abated				FY 2016 Abated Taxes x 1.5%
Adjusted				Difference
AMOUNT OF SURCHARGE TO BE ABATED FY 2016 =				

*(((FY 2016 Assessed Value – 100,000 CPA Residential Exemption) x FY 2016 Tax Rate/1,000) x 1.5%)