



## TOWN OF NORTH ATTLEBOROUGH BOARD OF ASSESSORS

Paul B. Pinsonnault, *Chairman*  
John V. Bellissimo, *Vice Chairman*  
John C. Kraskouskas, *Secretary*

*Assistant Assessor*  
Sheila Scaduto, MAA

**Please read the Taxpayer Information on the back page of the Abatement Form. This Section lists reasons for filing an abatement, lists those residents who may file, when and where to file, the taxpayers' responsibility, the duties of the Board of Assessors and an owners right to appeal.**

All information is confidential.

Generally no meetings are scheduled with the Assessors until the Board has reviewed all abatements. The Assessors may call you if they have questions after reviewing your application.

Please make sure you have completed all of the following:

- ✓ Make sure to fill out the abatement form completely.
- ✓ Include a telephone number to assist the Board should they need to contact you.
- ✓ Tax bill number – This can be found on your tax bill.
- ✓ Map/Block/Lot – This is your *parcel or account id* shown on your tax bill.
- ✓ Explain Section C in detail. List your opinion of value.
- ✓ Check the boxes that apply also be sure to check your reason for filing.
- ✓ Include Map/Block/Lot for all properties to which you are comparing.
- ✓ Fill out Page 2 regarding your property.
- ✓ List sales that are comparable to your property on page 3.
- ✓ List properties similar in assessed value to your property on page 3.
- ✓ Attach additional information as needed.
- ✓ Sign and date the form on page 4.

**The deadline for filing is February 1, 2016.**

Abatement forms are available on the Internet at [www.nattleboro.com](http://www.nattleboro.com)

Applications received after February 1, 2016 cannot be considered under Massachusetts General Law Chapter 59 Section 59.

If you have any questions please contact:

Board of Assessors  
43 South Washington St.  
N. Attleboro, Ma 02760

PHONE: (508) 699-0117      FAX: (508) 643-3372

Office Hours: Monday – Wednesday 8 – 4  
Thursday 8 – 6  
Friday 8-12

Property information available on line at: <http://www.visionappraisal.com>

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

FISCAL YEAR 2016

General Laws Chapter 59, § 59

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

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. (Due February 1, 2016)

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

**A. TAXPAYER INFORMATION.**

Name(s) of assessed owner: _____			
Name(s) and status of applicant (if other than assessed owner) _____			
<input type="checkbox"/>	Subsequent owner (acquired title after January 1) on _____, _____		
<input type="checkbox"/>	Administrator/executor.	<input type="checkbox"/>	Mortgagee.
<input type="checkbox"/>	Lessee.	<input type="checkbox"/>	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 ID (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.

<input type="checkbox"/>	Overvaluation	<input type="checkbox"/>	Incorrect usage classification
<input type="checkbox"/>	Disproportionate assessment	<input type="checkbox"/>	Other. Specify. _____
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

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 APTS. \_\_\_\_\_  
EXTERIOR: 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 \_\_\_\_\_ #HALF BATHS \_\_\_\_\_
5. NUMBER OF BEDROOMS \_\_\_\_\_
6. DOES THE PROPERTY HAVE A FULL BASEMENT? \_\_\_\_\_ YES \_\_\_\_\_ NO
7. HOW MUCH OF THE BASEMENT IS FINISHED? \_\_\_\_\_ % LVG AREA \_\_\_\_\_ % REC ROOM \_\_\_\_\_ % 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 \_\_\_\_\_ CENTRAL AIR \_\_\_\_\_ YES \_\_\_\_\_ NO
11. GARAGE: ATTACHED \_\_\_\_\_ DETACHED \_\_\_\_\_ UNDER \_\_\_\_\_ SIZE \_\_\_\_\_
12. BREEZEWAY: \_\_\_\_\_ SIZE \_\_\_\_\_ BARN \_\_\_\_\_ SIZE \_\_\_\_\_ CARPORT \_\_\_\_\_ SIZE \_\_\_\_\_  
SHED \_\_\_\_\_ SIZE \_\_\_\_\_  
PORCH: ENCLOSED \_\_\_\_\_ SIZE \_\_\_\_\_ SCREEN \_\_\_\_\_ 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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. A. DATE OF PURCHASE \_\_\_\_\_ SALE PRICE \_\_\_\_\_ YES NO  
B. AT THE TIME OF PURCHASE DID ANY OF THE FOLLOWING APPLY? (CHECK ONE)
  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. FORCLOSURE OR PROPERTY BOUGHT AT AUCTION \_\_\_\_\_  
IF YES TO ANY OF THE ABOVE, PLEASE EXPLAIN BELOW:  
\_\_\_\_\_  
\_\_\_\_\_

16. WERE THERE ANY OTHER SPECIAL CIRCUMSTANCES WHICH AFFECTED THE PRICE? \_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, PLEASE EXPLAIN BELOW:

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OVERVALUATION CLAIMS ARE BASED ON 1 OF 2 REASONS

A. OVERVALUATION BASED ON SALES 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.

	1 <sup>ST</sup> SALE	2 <sup>ND</sup> SALE	3 <sup>RD</sup> 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

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

### 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 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 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 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	GRANTED <input type="checkbox"/>	Assessed value	_____
Date sent _____	DENIED <input type="checkbox"/>	Abated value	_____
Date returned _____	DEEMED DENIED <input type="checkbox"/>	Adjusted value	_____
On-site inspection		Assessed tax	_____
Date _____		Abated tax	_____
By _____	Date voted/Deemed denied _____	Adjusted tax	_____
	Certificate No. _____		
	Date Cert./Notice sent _____		
Data changed _____	Appeal _____		Board of Assessors
	Date filed _____		_____
Valuation _____	Decision _____		_____
	Settlement _____	Date: _____	_____