

## **Assessors Information Corner**

The information presented today is a “basic overview” of the process for Filing an Abatement Application on your residential real estate tax bill. There is more detail than could be covered by this article but we hope that the information obtained will be helpful to you. You can go on-line at [www.middleborough.com](http://www.middleborough.com) and view a power point presentation on this process.

### **Topic: Real Estate Abatements**

If your opinion of property value differs from the assessed value, be sure that our records of your parcel data are correct, including the outside dimensions of the sketch. You can then look at our information available on comparable sales on your street and in your area to see if any similar houses have sold. If so, was the sale price comparable to your value? If not, you might consider filing an abatement application in our office. Please Note: If you file an abatement you still need to pay your taxes on time.

### **Your Opinion Of Property Value**

Sometimes your opinion of the value of your property differs from the assessed value that appears on your tax bill. Please remember that state law puts the burden of proof on the property owner to show that the assessment is incorrect. You should establish what you think your property is worth and gather pertinent data to prove it.

### **Assessed Value**

Your assessed value is determined by studying recent sales activity in the local real estate market and applying that data to all similar properties in town. This method, called mass appraisal, assures that all parcels within the community are assessed fairly and uniformly.

### **Records of Your Parcel Data**

The first thing to do before applying for an abatement is to look at your property record card. It can be obtained at [www.visionappraisal.com](http://www.visionappraisal.com) or you can request a copy at our office. Make sure our records are accurate. If not, request an inspection so we can verify our data. It is imperative that the information be accurate to determine valuation.

### **Comparable Houses**

Next, look at sale prices and assessments for comparable properties in your area or in other similar neighborhoods. Important things to consider when selecting a comparable property for assessing purposes are the condition, style, size and age of the home. If using a recent sale, the price must indicate the *market value* of the property and be between a willing buyer and seller, *not a short sale or bank sale*. Please note that market activity in the calendar year as the basis of assessments is the fiscal year minus two; fiscal 2017 is based on sale and market activity during calendar 2015.

### **Filing an Abatement Application**

If you decide to file for an abatement, the application must be filed in the Assessor's office OR postmarked no later than the due date of the 1<sup>st</sup> half of the tax bill in the fall of each year. This date is mandated by state law and the Assessors have no authority to grant an extension. The abatement application packet is available on our website at [www.middleborough.com](http://www.middleborough.com) under Forms and Documents or in our office at 10 Nickerson Ave. If you have a question, please contact or visit the Assessors Office. The staff can answer general assessment questions or point you in the right direction. Please see our contact information below.

### **Pay Your Taxes**

You are appealing your assessment, not your taxes so you must pay your taxes pending the results of your appeal.

## **INFORMATION BOOKLETS**

Information booklets on a variety of topics are available on the Assessors' website at [www.middleborough.com](http://www.middleborough.com). Visit our office located at 10 Nickerson Avenue in Middleboro or contact us at 508-946-2410 during our regular hours Monday through Friday 8:45am-5:00pm and we will be happy to assist you.