



IMPORTANT INFORMATION REGARDING REAL ESTATE TAXES

The Holden Board of Assessors would like to remind you that real estate tax exemptions and abatements may be available to you if you meet the qualifications.

REAL ESTATE EXEMPTIONS

Am I eligible?

To qualify for real estate tax exemptions you must own and reside in your home as of July 1, 2010, meet eligibility requirements and fall into one of the categories listed below:

- A person who is legally blind (with proof of blindness)
- An elderly person age 65 or older with financial need (must meet income and asset limits & residency requirements)
- A widow/widower with limited assets
- A veteran (or a surviving spouse) with a wartime disability

Real estate exemption applications must be filed by March 29, 2012

REAL ESTATE ABATEMENTS

What is the process?

A taxpayer can apply for real estate abatement but only for the current fiscal year and only if there is a dispute concerning the property valuation or the property classification.

Reasons for abatements

- **Overvaluation** – the assessed value is considered too high (comparable sales and/or abatement purpose appraisal as of January 1, 2011 assessment date is required)
- **Disproportionate assessment** - pertains to entire property classes, not any individual unit or development
- **Improper classification** – for example, a property is classified as commercial when it is actually residential

Who can apply?

The person to whom the tax has been assessed OR the person who acquired the property after January 1 can apply. An application must be filed no later than *February 1, 2012*.

Exemption and Abatement Application forms are available online at:

http://www.holdenma.gov/Pages/HoldenMA_Assessor/forms/index

Or at the Holden Assessors Office, 1204 Main Street, Holden, Phone: 508-210-5515