

Assessment Dates and Fiscal Years

In Massachusetts, the assessment date is January first.

It is the ownership, condition and value of the property on January first that is critical in the assessing function. Any new structures, additions, demolitions, improvements or alterations that occur after January first will not be reflected in assessing records until the next January first. The only exception is certain exempt property that has a date of determination of July first.

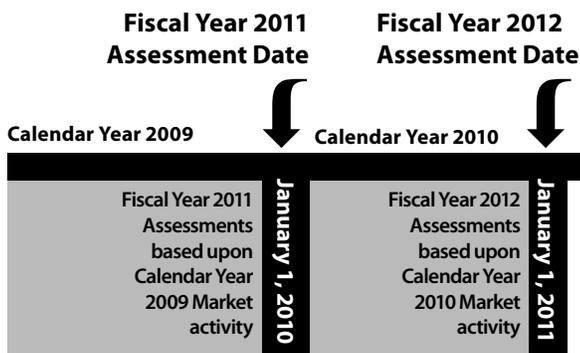
In Massachusetts, the fiscal year commences on July first and ends on the following June thirtieth.

Property taxes are assessed for the fiscal year (July 1 - June 30) based on the value of the property as of the previous January first.

Examples:

Property taxes for fiscal year 2011 (July 1, 2010 to June 30, 2011) are based on the value of the property as of January 1, 2010.

Property taxes for fiscal year 2012 (July 1, 2011 to June 30, 2012) are based on the value of the property



Assessment Calendar Explanation

January 1 is the property tax assessment date for each "fiscal year". The fiscal year begins July 1 and continues to the following June 30. Assessed values are based upon the status of the property as of January 1.

Examples:

The property tax assessment date for fiscal year 2011 is January 1, 2010. Fiscal Year 2011 begins on July 1, 2010 and ends on June 30, 2011.

The property tax assessment date for fiscal year 2012 is January 1, 2011. Fiscal year 2012 begins July 1, 2011 and ends June 30, 2012.

Assessment Calendar

July 1	Fiscal Year begins. 1st Quarter preliminary tax bill issued (the first of two equal amounts; estimated tax bills are based on the PRIOR fiscal year taxes).
August 1	1st Quarter preliminary tax due.* Personal exemption renewal applications mailed.
September	Residential exemption applications mailed to new owners who purchased property in previous calendar year.
October 1	2nd Quarter preliminary tax bill issued (the second of two equal and preliminary tax bills based on PRIOR fiscal year taxes).
November 1	2nd Quarter tax due.*
Late December	3rd Quarter actual tax bill issued (bill reflects the actual value and tax rate for fiscal year).
January 1	Property Tax <i>Assessment Date</i> for the following fiscal year. Abatement application filing period begins.
January 1 - February 1	Filing period for certain personal exemptions begins (Elderly, Blind, Surviving Spouse, Disabled Veteran, etc.).
February 1	3rd Quarter tax due.* Abatement filing period ends. Applications for certain exemptions filing deadline.*
February - May	Review of Abatement and Exemption applications - Notice of Decision mailed.
March 1	Owners of taxable Personal Property must file <i>Form of List</i> . Final date for charitable organizations to file <i>Form 3ABC</i> .
Late March	Residential and certain personal exemptions must be filed within 3 months of the mailing date of the 3rd Quarter tax bill.
April 1	4th Quarter tax bill issued.
May 1	4th Quarter tax due.*
June 30	Fiscal Year ends.

* unless the due date falls on a weekend - then tax payment/filing deadline is the first business day following the due/deadline date).