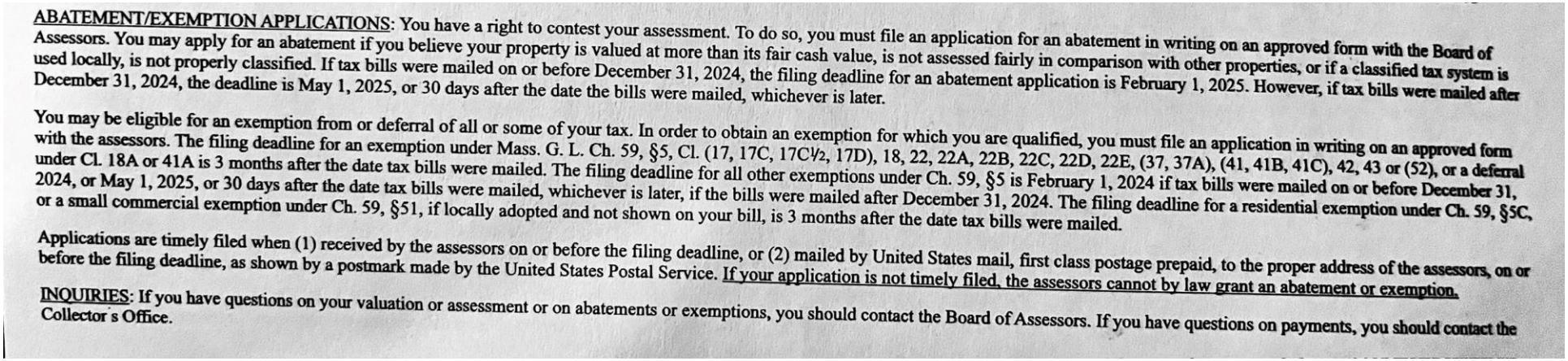
Information on abatement/exemption

Real Estate Tax Bill (back):



ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. If tax bills were mailed on or before December 31, 2024, the filing deadline for an abatement application is February 1, 2025. However, if tax bills were mailed after December 31, 2024, the deadline is May 1, 2025, or 30 days after the date the bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G. L. Ch. 59, §5, Cl. (17, 17C, 17C½, 17D), 18, 22, 22A, 22B, 22C, 22D, 22E, (37, 37A), (41, 41B, 41C), 42, 43 or (52), or a deferral under Cl. 18A or 41A is 3 months after the date tax bills were mailed. The filing deadline for all other exemptions under Ch. 59, §5 is February 1, 2024 if tax bills were mailed on or before December 31, 2024, or May 1, 2025, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2024. The filing deadline for a residential exemption under Ch. 59, §5C, or a small commercial exemption under Ch. 59, §51, if locally adopted and not shown on your bill, is 3 months after the date tax bills were mailed.

Applications are timely filed when (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. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

INQUIRIES: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors. If you have questions on payments, you should contact the Collector's Office.

Medfield Assessor Department Staff List:
https://www.town.medfield.net/257/Board-of-Assessors

MA Secretary of State informational brochure on abatement:
https://www.sec.state.ma.us/divisions/cis/download/abatement.pdf