

## Town of Yarmouth

# **Fiscal Year 2024 Real Estate Abatement Filing Guidelines**

### **WHEN AND WHERE:**

The Assessor's office must receive your abatement application by November 1, 2023. The Board of Assessors is not authorized to extend or waive this deadline. If your application is being mailed, it must be postmarked to the proper address of the Assessor's Office on or before November 1, 2023. If your application is received by the Assessors or post-marked after the November 1, 2023 deadline, by the laws of the Commonwealth, the Board of Assessors has no jurisdiction to act on it, and therefore it must be denied. See the reverse side of your tax bill for information relevant to filing for an abatement.

### **REASONS FOR FILING AN ABATEMENT:**

Abatements are generally filed when a taxpayer feels that one of the following reasons apply:

**OVERVALUATION**: If your contention is that your assessment exceeds the fair market value of your property, you should file an application for abatement. You should support your claim by listing three to five sales of comparable properties that took place in calendar year 2022. Identify these properties by their map & parcel numbers (Parcel IDs) and property locations. Choose sales of similar lot size and location influences, as well as houses that are similar in style to your own. Don't compare the sale of a "Cape Cod" style house with that of a "Ranch," or a house with 1,200 square feet of living area to one having 2,200 square feet, as the houses are not similar and will add little weight to your appeal. Choose comparables that closely match yours in style, size, quality of construction and condition. Chances are you won't find an exact match, but the closer the match, the stronger the case.

**DISPROPORTIONATE ASSESSMENT**: If your contention is that your property is inequitably assessed when compared to other houses in your neighborhood, an abatement may be more difficult to obtain. It's a misconception to believe that finding one or two similar houses in your neighborhood that are valued for less automatically entitles you to a reduction in value that matches that of the lower assessed property; it doesn't. In most cases there's a good reason for the differences. If an inequity does exist, the correction will be made to the property or properties that are *incorrectly* assessed.

If you decide to use this approach, use the same methods of comparison noted above.

**INCORRECT USAGE CLASSIFICATION OR OTHER DATA**: If your contention is that your property has been incorrectly measured or listed or has incorrect information, notify the Assessor's office and any necessary corrections will be made. Some listing corrections may only be for accuracy but some may have an effect on your assessed value.

### **PAYMENT OF TAX:**

Filing an application for abatement does not stay the collection of your taxes. To avoid penalties and possible loss of further appeal rights, your taxes must be paid timely. If an abatement is granted, an adjustment will be made by way of a credit on your second-half taxes or a rebate if the annual taxes have been paid in full.

### **ASSESSORS' DECISION (DISPOSITION):**

By state statute the Board of Assessors has three months from the date your application is filed to act upon a timely filed abatement application. Please feel free to contact the Assessing office with questions via phone (508-398-2231, X1222) or email ([assessors@yarmouth.ma.us](mailto:assessors@yarmouth.ma.us)).