



BOARD OF ASSESSORS
19 WASHINGTON STREET
SHERBORN, MA 01770
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Amy Hatch Davidson, Administrative Assistant

Kevin Rudden, MAA, Chair
Gregory Sheldon, Member
Joseph Raia, Member

BY SIGNING BELOW YOU UNDERSTAND THE FOLLOWING:

1. The abatement application is due on February 2, 2026 (Monday).
2. The abatement application can be mailed via first class mail by February 2, 2026; however, the envelope must be addressed to the Assessors Office and postmarked/stamped/dated with an official US Post Mark no later than that date.
3. If hand-delivered, the abatement application must be received in person or in the Assessors' Office ONLY mail slot by February 2, 2026 before 5:00pm.
4. The abatement process requires a full interior & exterior inspection of the property to be scheduled within 3 months of receiving the application.

SIGNATURE: _____

Printed Name: _____

Address: _____

DATE: _____

APPLICATION # _____ - FY 2026

SHERBORN

Assessors' Use only

Date Received

Application No.

APPLICATION FOR ABATEMENT OF ☐ REAL PROPERTY TAX
☐ PERSONAL PROPERTY TAX

FISCAL YEAR 2026
General Laws Chapter 59, § 59

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION (See General Laws Chapter 59, § 60)

Return to: Board of Assessors

Must be filed with assessors not later than due
date of first actual (not preliminary) tax payment
for fiscal year.

INSTRUCTIONS: Complete BOTH sides of application. Please print or type.

A. TAXPAYER INFORMATION.

Name(s) of assessed owner: _____			
Name(s) and status of applicant (if other than assessed owner) _____			
<input type="checkbox"/> Subsequent owner (acquired title after January 1) on _____	<input type="checkbox"/> Mortgagee.		
<input type="checkbox"/> Administrator/executor.	<input type="checkbox"/> Other. Specify. _____		
<input type="checkbox"/> Lessee.	Telephone No. () _____		
Mailing address _____			
No. _____	Street _____	City/Town _____	Zip Code _____
Amounts and dates of tax payments _____			

B. PROPERTY IDENTIFICATION. Complete using information as it appears on tax bill.

Tax bill no. _____		Assessed valuation \$ _____	
Location _____			
No. _____ Street _____			
Description _____			
Real: _____	Parcel ID no. (map-block-lot) _____	Land area _____	Class _____
Personal: _____	Property type(s) _____		

C. REASON(S) ABATEMENT SOUGHT. Check reason(s) an abatement is warranted and briefly explain why it applies.
Continue explanation on attachment if necessary.

<input type="checkbox"/> Overvaluation	<input type="checkbox"/> Incorrect usage classification
<input type="checkbox"/> Disproportionate assessment	<input type="checkbox"/> Other. Specify. _____
Applicant's opinion of: Value \$ _____ Class _____	
Explanation _____	

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES. TO AVOID LOSS OF APPEAL RIGHTS OR
ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

D. SIGNATURES.

Subscribed this _____ day of _____, _____		Under penalties of perjury.
Signature of applicant _____		
If not an individual, signature of authorized officer _____		_____ Title
()		
(print or type) Name _____	Address _____	Telephone _____
If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.		

TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

REASONS FOR AN ABATEMENT. An abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement.

You may apply for an abatement if your property is: 1) overvalued (assessed value is more than fair cash value on January 1 for any reason, including clerical and data processing errors or assessment of property that is non-existent or not taxable to you), 2) disproportionately assessed in comparison with other properties, 3) classified incorrectly as residential, open space, commercial or industrial real property, or 4) partially or fully exempt.

WHO MAY FILE AN APPLICATION. You may file an application if you are:

- the assessed or subsequent (acquiring title after January 1) owner of the property,
- the personal representative of the assessed owner's estate or personal representative or trustee under the assessed owner's will,
- a tenant paying rent who is obligated to pay more than one-half of the tax,
- a person owning or having an interest or possession of the property, or
- a mortgagee if the assessed owner has not applied.

In some cases, you must pay all or a portion of the tax before you can file.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed during the last 10 days of the abatement application period. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. **THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (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.**

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay all preliminary and actual installments of the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an abatement is granted and you have already paid the entire year's tax as abated, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and permit them to inspect it. Failure to provide the information or permit an inspection within 30 days of the request may result in the loss of your appeal rights.

The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an abatement has been granted or denied.

APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline.

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ch. 59, § 61A return	GRANTED <input type="checkbox"/>	Assessed value	
Date sent _____	DENIED <input type="checkbox"/>	Abated value	
Date returned _____	DEEMED DENIED <input type="checkbox"/>	Adjusted value	
On-site inspection		Assessed tax	
Date _____		Abated tax	
By _____	Date voted/Deemed denied _____	Adjusted tax	
	Certificate No. _____		
	Date Cert./Notice sent _____		Board of Assessors
Data changed _____	Appeal _____		
	Date filed _____		
Valuation _____	Decision _____		
	Settlement _____	Date: _____	

SHERBORN INFORMATIONAL REQUEST RESIDENTIAL PROPERTY FY 2026

Property Identification

Assessed Owner: _____

Assessed Location: _____

Contact Person: _____

Phone Number: _____

Email Address: _____

Mailing Address, Town, State, Zip: _____

General Information

This information requisition form is issued pursuant to the authority of the Assessors under M.G.L. Ch. 59, section 61A.

PART ONE: Reason for Filing

A. Overvaluation: The assessment exceeds the full and fair cash value of the property.

1. Indicate the assessed value of the property: \$ _____
2. Indicate your opinion of fair cash value: \$ _____
3. List five (5) properties within your neighborhood, or in Sherborn, that you believe are comparable to your property along with their current assessed values:

A1	_____	\$	_____
A2	_____	\$	_____
A3	_____	\$	_____
A4	_____	\$	_____
A5	_____	\$	_____

4. For each property listed above, please fill out the specific information below:

Subject	Acreage	Living Area	# Room/Bed/Bath	Style	Condition
Comp A1					
Comp A2					
Comp A3					
Comp A4					
Comp A5					

B. Improper Classification: The property's use on January 1, 2023 was improperly noted on the tax bill (or improperly allocated if the property has more than one use).

1. Indicate present classification (from tax bill): _____
2. Indicate class in which property should be classified:
Class One (Residential) _____
Class Three (Commercial) _____
Class Four (Industrial) _____
Multiple Use Class _____

PART TWO: Physical Description

Style:

_____ Bungalow _____ Cape _____ Colonial _____ Contemporary
_____ Antique _____ Ranch _____ Victorian _____ Split Level
_____ Other & name _____

Condition:

_____ Not habitable _____ In disrepair compared to others in neighborhood
_____ Needs minor repairs _____ Comparable to others in neighborhood
_____ Better than neighborhood average

Age:

Give approximate age of the home _____

Story height / Number of stories: _____

Attic:

_____ Finished _____ Unfinished _____ None

Garage:

_____ Attached _____ Detached _____ None # of cars _____

Basement:

_____ Full _____ Partial _____ None % of basement finished _____

Heating & Cooling:

Number of systems _____

Type of fuel _____

System type _____

Condition of Systems (please circle):

Heat	New	Good	Avg	Fair	Poor
Electric	New	Good	Avg	Fair	Poor
Plumbing	New	Good	Avg	Fair	Poor
Roofing	New	Good	Avg	Fair	Poor

List the total number of rooms:

_____ Bedrooms _____ Full Bathrooms _____ Half Bathrooms _____ Kitchens
_____ Dens/Studies _____ Dining rooms _____ Living rooms _____ Offices
_____ All Others

Attachments:

_____ Porches _____ Patios _____ Decks
_____ Sunrooms _____ Other (list) _____

Rehabilitation/New Construction:

Has there been any new construction or significant rehabilitation performed on the property during the last five years?

_____ Yes _____ No

If Yes, list each expenditure made:

Year of Remodel/Construction	Description	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____

Purchase information: If your property was purchased within the last three years, please supply the following information:

Date of Sale _____

Purchase Price _____

Down Payment _____

First Mortgage Amount _____ % Rate _____ Terms _____

Second Mortgage Amount _____ % Rate _____ Terms _____

Were there any non-real estate items included in the sale? _____ Yes _____ No

If yes, list those items & approximate value:

Rental & Income Information: If any part of the property is rented, please complete the following:

	Furnished?	Monthly Rent
Unit 1	Yes No	\$ _____
Unit 2	Yes No	\$ _____
Unit 3	Yes No	\$ _____

Indicate what is included in the rent (heat, electricity, trash pickup, etc.)

List the yearly expenses for the rental property:

Heating _____	Insurance _____	Repairs _____
Light & Power _____	Other _____	

SIGNATURES:

I CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I AM EITHER THE OWNER OF THE PROPERTY OR THE AUTHORIZED REPRESENTATIVE OF THE OWNER AND THAT ALL OF THE INFORMATION SUPPLIED IN THIS REQUISITION IS TO THE BEST OF MY KNOWLEDGE TRUE & CORRECT.

SIGNED

DATE

PRINT FULL NAME