



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

| |
|---------------------|
| 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 \$ _____ | |
| 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

Assessed value _____

Date sent _____

DENIED

Abated value _____

Date returned _____

DEEMED DENIED

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 <input type="checkbox"/> No <input type="checkbox"/> | \$ _____ |
| Unit 2 | Yes <input type="checkbox"/> No <input type="checkbox"/> | \$ _____ |
| Unit 3 | Yes <input type="checkbox"/> No <input type="checkbox"/> | \$ _____ |

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