

Tax Bill has come and you're
seeing

Red!



Do I file for an Abatement?



- **The answer depends on the reason for the increase.**

If the reason is that Taxes increased because of the normal yearly increase or other adjustments:



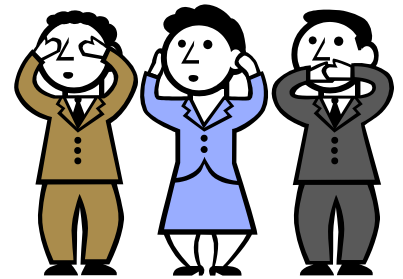
- **Taxes are not abatable**

What is Abatable?



- The Assessed Value of Your Property.

Can I just file to have my value lowered and lower my taxes?



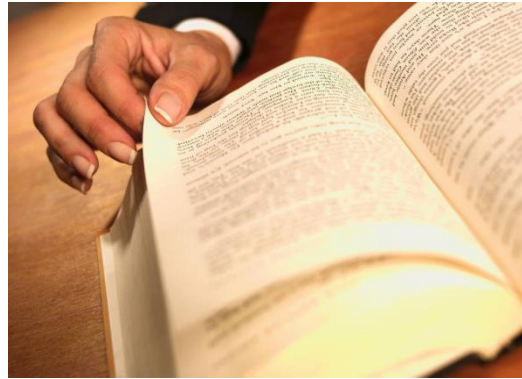
- **No, you would have to have a legitimate reason to file.**

What is a legitimate reason to file?



- **For most property owners there are two:**

Reason 1:



- **The information on your property is incorrect.**

How do I determine that?



- **You need to check your property record card.**

Where can I go to do that?



- **The Assessor's Office**

Where else can I go?



- **Town of Avon Website**
 - www.avon-ma.gov – Assessor's page choosing the link “Online Database”

What if I find my data is wrong?



- **You can file an abatement application and set up an appointment for a re-inspection of your property.**

Do I really have to allow someone to inspect my home?



- **Yes, the Assessors have to view the property to make the changes.**

Reason 2:



- **The property is over-assessed.**

How do I prove my property is over-assessed?



- **An Appraisal**

How else?



- **Sales of other similar properties.**
- **Comparisons to other similar properties.**

When should this information be given?



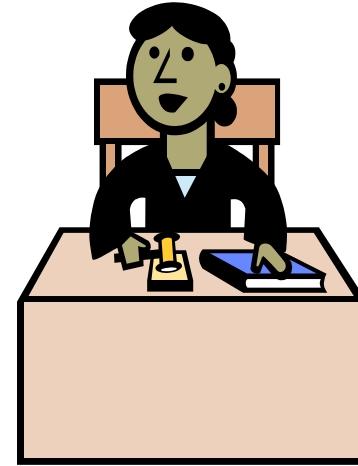
- **When the abatement application is submitted.**

Will anything else be needed?



- Possibly, to determine your case, an inspection and any other important information can be asked for and is required to be given.

Will I get a hearing?



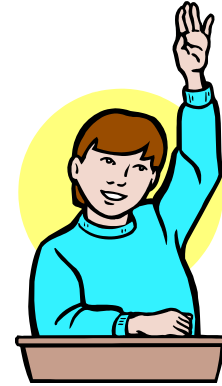
- **Generally No, most cases can be decided by the information you are asked to provide.**

Is there a deadline to file?



- **Yes, all applications have to be brought to the Assessor's office or USPS postmarked by February 1st.**
- **The Office closes at 7:30 p.m.**

When will I get my answer:



- **The Assessors have 90 days to make a decision from the day the application is filed.**

Do I have any options if I am denied or not satisfied with the result?



- **Yes, you can file with the Massachusetts Appellate Tax Board (ATB)**

Is there a deadline?



- **Yes, 90 days after the Assessors make the decision on your case.**

Do I need a Lawyer to file?



- **No, but you do have that right.**

Are there other Tax Breaks?

- Yes, Residential Exemptions are available
 - Veterans with Disabilities
 - Elderly
 - Blind
 - Widows/Widowers

Where can I get Information on these exemptions



- The Assessor's Office
- The "Town of Avon" Website www.avon-ma.gov
 - Assessor's Page go to "Exemptions" link

What is the deadline to file?

- 90 Days after the actual (third quarter) tax bills are mailed or April 1st.

