



TOWN OF ASHFIELD
MASSACHUSETTS 01330

412 Main Street
PO Box 560
Ashfield, MA 01330
Phone: 413-628-4441 x 6
Fax: 413-628-0228
assessors@ashfield.org

What to know in order to file an abatement

An abatement is a reduction in property value granted by the Assessors, which results in the reduction of taxes billed. Taxpayers may apply for abatement of real estate tax once the actual real estate tax bill is issued, which the 3rd quarter bill is mailed on or about January 1st. The taxpayer must file an abatement application by the same date that the tax bills are due and payable (thirty days after the tax bills are mailed), which is February 1st, unless it falls on a weekend or holiday, then it is the next business day. There is no extension allowed. The Assessors cannot, by law act upon an application which is received after the due date.

Abatements are granted when the taxpayer is able to prove that the fair market value of their property is less than its assessed value. The proof of the over assessment is the responsibility of the tax payer as the property values have been analyzed by the assessor's office and statistics reviewed by the Department of Revenue/Bureau of Local Assessment.

After the application is received in the Assessors Office, it will be reviewed. An appointment for an inspection of the property, both interior and exterior, will be required to verify that all the data on the property card is accurate. To avoid an automatic denial of your application and to retain your right to appeal the Assessors decision, you must provide all information requested by the Assessors either with your abatement application or within 30 days of the date the assessors request.

Once the application is filed, the Assessors have three (3) months to act upon it. If the application is approved, in whole or in part, the taxpayer is granted an abatement of a specified amount. If the application is denied, the taxpayer receives no abatement.

If a taxpayer wished to meet with the Board of Assessors, an appointment can be made by calling the office at 413-628-4441 x. 6.