



Property Tax Information

Fiscal Year 2010

Assessing Department City of Boston Third Quarter Tax Bill
Thomas M. Menino, Mayor, / Ronald W. Rakow, Commissioner

Important Dates

February 1, 2010

- Fiscal Year 2010 3rd Quarter taxes are due
- Abatement filing deadline for real property, personal property and exempt property

March 31, 2010

- Residential exemption filing deadline
- Personal exemption filing deadline

Late March 2010

- Fiscal Year 2010 4th Quarter tax bill issued

May 3, 2010

- Fiscal Year 2010 4th Quarter taxes are due

Residential & Personal Exemptions May Lower Your Tax Bill

Taxpayers who owned and occupied a property as their principal residence on January 1, 2009 may be eligible for the residential exemption. In Fiscal Year 2010, qualified homeowners can expect to save \$1,486.07 on their tax bill.

The principal residence is the address from which you file your state income tax return. Your Social Security number will be required to verify eligibility and will be kept strictly confidential.

Personal exemptions are available to the following qualified homeowners: Elderly, Blind, Surviving Spouses or Minor Children of Deceased Parents, and Veterans.

Each exemption has eligibility requirements (e.g., age, income restrictions). You may not receive more than one personal exemption. If you qualify for two or more exemptions, you will receive the exemption that saves you the most money. For more information on exemptions, see reverse side.

Property Tax Outlook for FY 2010

The City has revalued all properties for Fiscal Year 2010 as required by state law. Many Boston homeowners will see a decline in their assessment due to weakened real estate market conditions. Nevertheless, reductions in the City's other revenue sources - most notably state aid - leaves the City with little choice but to raise the total tax levy by the maximum amount allowed under Proposition 2½. As a result, homeowners may still see an increase in their tax bill despite the reduction in their assessment.

More information on the revaluation, the assessment process and Proposition 2½ is available on the Assessing Department web page at www.cityofboston.gov/assessing.

Fiscal Year 2010 Tax Rates

Residential

\$11.88

per \$1,000 of value

Commercial, Industrial, Personal Property

\$29.38

per \$1,000 of value

Tax Deferral for Elderly:

Rising expenses sometimes make it difficult for elderly taxpayers (65 and over) to continue owning their home. The tax deferral program allows seniors to defer all or a portion of their property tax bill to reduce expenses. The unpaid taxes accrue interest at a reduced rate of 4% until the property is transferred to a new owner.

This year, Mayor Menino and the City Council approved an increase in the income limit for this program. Seniors earning up to \$51,000 can now participate. Under the law, this limit will be increased annually based on cost of living factors. For more information, go to www.cityofboston.gov/assessing or call the TRAC office at (617) 635-4287.

More Information

- Fiscal Year 2010 assessments and tax rates appear on your 3rd Quarter tax bill
- Mail your tax payments to: City of Boston Real Estate, P. O. Box 55808, Boston, MA 02205-5808
- For prior Fiscal Year tax balances and payments, contact the Collector's office at (617) 635-4131 or 4132
- If you have a mortgage with an escrow account, forward your tax bill to the bank or mortgage company to ensure timely payment of taxes

Taxpayer Referral & Assistance Center (TRAC) (617)635-4287

Contact TRAC about:

- Property tax
- Residential exemption
- Elderly and other personal exemptions
- Duplicate tax bills
- Current motor vehicle excise tax
- Current boat excise tax
- Current tax bill balances and payments

The TRAC office is located on the mezzanine level of City Hall and open weekdays from 9AM - 5PM or online at: www.cityofboston.gov/assessing.

Am I receiving an exemption?

Check your tax bill. If an amount appears to the right of the box marked "Residential Exemption" or "Personal Exemption," then you are receiving the respective exemption.

| WARD | PARCEL | BILL NO. |
|------------------------------|--------|----------|
| TOTAL FULL VALUATION | | |
| Residential Exemption | | \$ |
| TOTAL TAXABLE VALUATION | | |
| 1st PREL. OVERDUE | | |
| 2nd PREL. OVERDUE | | |
| SPEC. ASSMNT. | | |
| WATER & SEWER CHARGES | | |
| TOTAL TAX & SPEC. ASSMNT. | | |
| Personal Exemption | | \$ |
| PAYMENTS TO DATE/CREDITS | | |
| NET TAX & SPEC. ASSMNT. DUE | | |

Exemption Applications Online

Exemption applications can be obtained by calling the Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287, visiting the Assessing Department,

Room 301, Boston City Hall or online at www.cityofboston.gov/assessing/search.

The filing deadline for exemptions is March 31, 2010. For more information, visit www.cityofboston.gov/assessing. Go to *Frequently Asked Questions*.

What is an abatement and how do I file?

An abatement is a reduction of your real estate tax through review and correction of the property's assessed value. The abatement process is, by law, a taxpayer's recourse when he/she believes their property is over-assessed, disproportionately assessed, improperly classified, or exempt from taxation. Abatement applications may generally be filed by the person to whom the property has been assessed or the owner of the property after January 1, 2009.

The deadline to file an abatement application is February 1, 2010. The taxes due on the property must be paid by February 1 even if the abatement decision is pending. Taxpayers may obtain abatement forms from the Assessing Department, Room 301, City Hall, Monday through Friday or online at www.cityofboston.gov/assessing/search. Follow the instructions on the right of the Property Search Input screen.

Motor Vehicle Registration Compliance Law

If you are a Massachusetts resident, you must register your vehicle with the state. By law, you are a Massachusetts resident if you receive a local property tax exemption; file a state resident income tax return; or receive a rental deduction; register to vote in Massachusetts; enroll your dependents in a local public school; pay resident tuition for them at a state college or university; receive public assistance from the state; declare mortgaged or insured property located here as your principal residence; or obtain any employment, benefit or privilege by claiming MA residency. You may be fined up to \$1,000 per year for illegally registering your vehicle in another state, or misrepresenting the location where the vehicle is garaged. You may also be subject to assessment for unpaid taxes with penalties and interest.

Frequently Asked Questions



How do market conditions affect my assessment?

For Fiscal Year 2010, state law requires that all property be assessed at its full market value. Your assessment is based upon the sale of properties - on or before January 1, 2009 - which are comparable in location, style, age, and condition.

I purchased my property in calendar year 2009. When do I qualify for a residential exemption?

For Fiscal Year 2010, you must own and occupy the property on January 1, 2009 to qualify for the exemption. If you acquired the property after January 1, 2009, you will be eligible in Fiscal Year 2011.

Purchase Year / Residential Exemption Eligibility Year

| <u>Calendar Year Purchased</u> | <u>Fiscal Year Eligible</u> |
|--------------------------------|-----------------------------|
| 2009 | 2011 |
| 2010 | 2012 |
| 2011 | 2013 |

I'm a new owner, why doesn't my name appear on my tax bill?

For the current Fiscal Year 2010, state law requires the Collector's office to send tax bills to the owner of record as of January 1, 2009, the assessment date. Ownership changes made after that date will be reflected on tax bills in Fiscal Year 2011.

Upon request, the Assessing Department will mail tax bills in care of the new owner. You can obtain a copy of your tax bill by calling the Taxpayer Referral & Assistance Center at (617) 635-4287.

Doesn't Proposition 2½ limit my property taxes?

Proposition 2½ limits the increase in the overall levy to an amount no greater than 2.5% more than the prior-year levy amount. However, the provisions of Proposition 2½ apply to the overall levy, not to an individual tax bill.

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 XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO NÀY.
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 Es é un avizu importanti. Di favor, manda traduzil.
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