

Applying for Real Property Abatement

Real Property Assessed Values are based on sales. The Board of Assessors has completed its annual revaluation of all real and personal property. Your property is being valued as of January 1, 2020. The Assessors derive the FY21 assessments from thorough analysis of arms-length real estate sales that occurred in calendar year 2019. It is important to remember that 2020 real estate market conditions and the resulting sales will not be reflected until next year's assessment (FY22).

Final Department of Revenue approval: Once all sales analysis has been completed and assessments finalized, the Department of Revenue reviews the documentation, spreadsheets, and even at times drives through the neighborhoods to get a better understanding of our values. After lengthy scrutiny by the DOR, the values are approved, allowing us to proceed with the setting of the tax rate.

What you need to do to apply for an abatement if you feel your value is in error:

1. You must file an abatement application on the State approved form with the Board of Assessors.
2. Your application must be returned to the Assessor's Office **no later than 4:00 PM on February 1, 2021.**
3. You must explain **WHY** you feel aggrieved by the assessed value of your property.
4. You must submit sales information that will substantiate your grievance. For your convenience, a spreadsheet with directions has been attached for you to present your sales data. You may attach any additional information that you feel is pertinent to your case.
5. Make sure that we have the correct data on your property. Visit the Assessors webpage www.wellesley.ma.gov and view your property information online. The property records will contain information such as the size of your home, room count, amenities etc., as well as the size of your lot. Not all data items will impact the overall property assessed value.
6. FY21 Real Estate assessed values are based on sales. The market value is as of January 1, 2020. The physical characteristics are as of July 1, 2020. The Assessors derive the FY21 assessments from thorough analysis of arms-length real estate sales that occurred in calendar year 2019. There is no across the board, or average increase. Properties will change at different rates depending on the properties individual attributes.

Once the application is received in the office, the Board of Assessor will review it:

Upon submitting an application, the Assessor may contact you if they wish to inspect your property. The property is reviewed to verify all information is correct on the property record card. The Board of Assessors have three months from the date your application is filed to act on your application. If the Board of Assessors does not act on your application within the time period, it is deemed denied. You will be notified in writing whether your abatement has been granted or denied. If you wish to make an appointment with the Assessor to discuss your abatement application please make a note on your application. Although the Board is not required to meet with an applicant. Notice of their decision will be mailed by first class mail.

In accordance with Chapter 59 section 61A, the Board of Assessors requests that you complete this property verification form so the property card may be reviewed for any inaccuracies that may affect value. Address: _____

Year Built: _____ Year Renovated: _____

Number of Stories: _____ Number of Apartments: _____ Number of Fireplaces: _____

Total number of Rooms (excluding bathrooms): _____ Number of bedrooms: _____

Number of bathrooms (include baths in basement): full baths: _____ half baths: _____

Is there a finished basement?: _____ If yes, approx. square footage of area: _____

Is there a walk-up attic?: _____ Is it finished?: _____

if yes, approx. square footage of area or dimensions: _____

Heating/Cooling: Type of heat: _____ Fuel type: _____ Do you have central air?: _____

Garage Type: Attached: _____ Detached: _____ Under: _____ Carport: _____ #of Cars: _____

Has the property been remodeled in the last 10 years?: _____ If yes, explain briefly: _____

Porch type: (Enclosed: _____ size: _____) (Screened: _____ size: _____) (Open: _____ size: _____)

Deck: _____ size: _____ Shed: _____ size: _____

Inground Pool: _____ Type of pool (gunite or vinyl): _____ size ___ x ___ heated: Yes or No

Does your lot have any factors that you feel may adversely affect its value?: _____

Purchase Information: Date of Purchase: _____ Price of Purchase: _____

At the time of purchase, did any of the following apply? (If purchased prior to 2018, you can skip this section)	Yes	No
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Was the property bought through a Real Estate Broker:	_____	_____
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Did you buy from a relative?	_____	_____
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Was this property on the open market?	_____	_____
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Prior to purchase, did you rent this property?	_____	_____
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Was the property bought at foreclosure or auction?	_____	_____
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Was the property purchased from an estate?	_____	_____
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Is there a mortgage on the property?: _____ Date: _____

Did you pay cash for the property?: _____

Were there any other special circumstances which affected the sales price?: _____

If yes, please explain: _____

In your opinion, did the selling price of the real estate reflect fair market value?: _____

If no, please explain your reasoning: _____

DIRECTIONS: If you believe your property is overvalued, it is **your responsibility** to provide comparable data to substantiate your claim. In the first column, fill out the necessary data pertaining to your property. Within the next four columns, provide data of homes that sold in calendar year 2019 that are comparable to your property or provide similar properties compared by assessed value. To find the required data for each property, please visit the Assessors office website at www.wellesleyma.gov. Once on the Town website, click on Maps & Property Info. Once on this page click on Property Records and fill in the address of the property you are seeking information about. If you have any questions on how to use our website or filling out this form, please contact the Assessors Office at (781) 431-1019 ext. 2275 or email: assessor@wellesleyma.gov.

There is no need to print and attach each property record card.

Requested Information can also be replicated and provided in an Excel Spreadsheet.

ADDRESS	YOUR PROPERTY	COMPARABLE #1	Comparable #2	Comparable #3	Comparable #4
SALE PRICE					
SALE DATE					
STYLE					
LOT SIZE					
YEAR BUILT					
TOTAL ROOMS					
BATHS (FULL & HALFS)					
GROSS LIVING AREA					
BASMNT FINISH					
GARAGE					
CENTRAL AIR					
FIREPLACE					
PORCHES/DECKS					
POOL					
OTHER AMMENITIES					
NOTES					