



TOWN OF ROCKLAND

BOARD OF ASSESSORS
TOWN HALL
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Rockland, MA 02370

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Dennis M. Robson

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Director of Assessing:

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HELPFUL INFORMATION FOR FILING AN ABATEMENT FOR FISCAL YEAR 2023 REAL ESTATE OR PERSONAL PROPERTY TAX

Items to Consider Before Filing an Abatement Application:

1. Is my property description data accurate?

- You can review the most current Property Record Card for your property at any time, by either (1) coming into the Assessors' Office at the Town Hall to explore the public database or (2) visiting our website (below) and clicking on the **Property Record Cards** Quick Link on the bottom right-hand side of the page:
<https://rockland-ma.gov/359/Board-of-Assessors>

2. Is the assessed value of my property in line with other properties on my street?

- You may view Property Record Cards for any property, simply searching by street address. It may be helpful to review the assessment information for other comparable properties on your street, to better understand the values of other nearby properties.

3. Is the assessed value of my property in line with the sales prices in my neighborhood?

- Keep in mind that by state law, assessments must be indicative of market value as of January 1st of each calendar year (1/1/2022 for Fiscal Year 2023). The assessment you see reflected on your Fiscal Year 2023 real estate tax bill was determined by analyzing real estate sales from **January 1, 2021 – December 31, 2021**.
- The Assessors' Office can always confirm sales information, should you require assistance.

Tips for Filing:

- Applications must be received in the Assessors' Office *on or before Wednesday, February 1, 2023, by 4:30pm*, or postmarked by US Mail, to the correct address of the Assessors on or before the filing deadline of February 1, otherwise, the Board of Assessors has no legal authority to consider your application.

FedEx, UPS or other delivery service date stamps are not legal postmarks by state law.

*****If your application is not timely filed, you lose all rights to an abatement*****

- You **MUST** include a telephone number so that the Assessors' Office can contact you to schedule an appointment for a full inspection.
- Here is some additional information for each of the reasons abatement(s) may be sought (Section C of application):
 1. **Overvaluation** – The taxpayer disagrees with the assessors' appraisal of the fair cash value of the property, or believes the valuation reflects a data or other error.
 2. **Disproportionate Assessment** – The taxpayer believes that the property is valued at a higher percentage of fair cash value than other similar or comparable properties.
 3. **Incorrect Usage Classification** – The taxpayer believes the property is not property classified (for example: residential, commercial, industrial, personal property, etc.).
 4. **Other** – The taxpayer believes an exemption applies based on the ownership or the use of the property.
- Make sure to include your opinion of value as well as your explanation and/or any documents that you believe support your opinion.

This information is only to be used as a guide. If you have specific questions or require assistance filling out your application, please contact the Assessors' Office at 781-871-1874, extension 1004, Monday - Friday, 8:30am – 4:30pm (open until 8:00pm on the 1st and 3rd Tuesdays of the month).