

# Property Tax Guidelines Massachusetts

## Important Dates

<i>Valuation Date</i>	January 1st per annual reassessment cycle
<i>Tax Bills Issued</i>	December 31st
<i>Tax Bills Due</i>	Tax bills are paid in quarterly and semi-annual installment depending on jurisdiction. Due dates are May 1st and November 1st for semi-annual and August 1st, February 1st, May 1st and November 1st for quarterly payments.
<i>Tax Returns Due</i>	February – July. If requested, failure to file in a timely manner may result in \$250 penalty and/or loss of appeal rights.
<i>Appeal Deadline</i>	February 1st for towns with quarterly payments; October – December for towns with semi-annual payments.

## Who is assessing?

City or Town Assessor

## How is the assessed value determined?

The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

## Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

## What are the levels of appeal?

City or Town Board of Assessors  
Appellate Tax Board  
Massachusetts Appeal Court



### ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

### CONTACT

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