

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.



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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