State Tax Form 128 Revised 11/2016 Revised 11/2016 Revised 11/2016 Revised 11/2016 Revised 11/2016 APPLICATION FOR ABATEMENT OF REAL PROPERTY TAX PERSONAL PROPERTY TAX FISCAL YEAR 2025 General Laws Chapter 59, \$ 59 THIS APPLICATION IS NOT OPEN TO PUBLICINSPECTION. (See Gaeeral Laws Chapter 59, \$ 60) Return to: Board of Assessors Must be filed with assessors not later than due date of first actual (not preliminary) tax payment for fiscal year. INSTRUCTIONS: Complete BOTH sides of application. Please print or type. A. TAXPAYER INFORMATION. Name(s) of assessed owner: Subsequent owner (aquired title after January 1) on Mortgagee. Lessee. Discovery of the Specify. Mailing address Telephone No. () B. PROPERTY IDENTIFICATION. Complete using information as it appears on tax bill. Tax bill no. Lesseel Parcel ID no. (map-block-lot) Less property type(s) C. REASON(s) ABATEMENT SOUGHT. Check reason(s) an abatement is warranted and briefly explain why it applies. Continue explanation on attachment if necessary. Other. Specify. Incorrect usage classification Other. Specify. Class Explanation Incorrect usage classification Other. Specify. Class Explanation	Ciato Tay Farm 100	The Commonwealth of	Maccachinectic	Accessors' Line only			
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FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES. TO AVOID LOSS OF APPEAL RIGHTS OR ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

D. SIGNATURES. Subscribed this _____ day of _____ , _____ Under penalties of perjury. Signature of applicant If not an individual, signature of authorized officer Title (print or type) Name Address If signed by agent, attach copy of written authorization to sign on behalf of taxpayer. TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE REASONS FOR AN ABATEMENT. An abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement. You may apply for an abatement if your property is: 1) overvalued (assessed value is more than fair cash value on January 1 for any reason, including clerical and data processing errors or assessment of property that is non-existent or not taxable to you), 2) disproportionately assessed in comparison with other properties, 3) classified incorrectly as residential, open space, commercial or industrial real property, or 4) partially or fully exempt. WHO MAY FILE AN APPLICATION. You may file an application if you are: the assessed or subsequent (acquiring title after January 1) owner of the property, the personal representative of the assessed owner's estate or personal representative or trustee under the assessed owner's will, a tenant paying rent who is obligated to pay more than one-half of the tax. a person owning or having an interest or possession of the property, or a mortgagee if the assessed owner has not applied. In some cases, you must pay all or a portion of the tax before you can file. WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed during the last 10 days of the abatement application period. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (1) RECEIVED BY THE ASSESSORS ON OR BEFORE THE FILING DEADLINE OR (2) MAILED BY UNITED STATES MAIL, FIRST CLASS POSTAGE PREPAID, TO THE PROPER ADDRESS OF THE ASSESSORS ON OR BEFORE THE FILING DEADLINE AS SHOWN BY A POSTMARK MADE BY THE UNITED STATES POSTAL SERVICE. PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay all preliminary and actual installments of the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an abatement is granted and you have already paid the entire year's tax as abated, you will receive a refund of any overpayment. ASSESSORS DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and permit them to inspect it. Failure to provide the information or permit an inspection within 30 days of the request may result in the loss of your The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an abatement has been granted or denied. APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline. ASSESSORS OFFICE USE ONLY MAP _____BLOCK ____PARCEL __UNIT __CERT___ LOCATION ______CLASS CODE_____ APPLICANT_____TOTAL TAXES _____ ADDRESS _____ ASSESSED VALUE_____ BILL#_____ ABATED VALUE _____ ADJUSTED VALUE _____ GRANTED DENIED ABATED TAXES ADJUSTED TAXES DEEMED DENIED _____ DATE ____/____

BOARD OF ASSESSORS

The City of Revere, Massachusetts FISCAL YEAR 2025

Dear taxpayer:

In accordance with M.G.L. Chapter 59, section 61A the Revere Board of Assessors request that you complete the enclosed verification form so that the property record card may be reviewed for any inaccuracies that may affect value.

House style		(ex: Cap	e,Ranch,Colonia	al,etc)		
Number of stories			Number of Apt	ts		
Exterior: Wood	Brick	Stone _	VinyI	_ Alum		
Age of house:	 					
Has the property b	een remode	eled in the la	ast 10 years?	If yes	, briefly	explain:
Total number of ro	oms (exclus	sive of bath	rooms)			
					<u> </u>	
			Yes	No		
					hed	%
Number of fireplac	es					
Heat: Type	Fuel		Central air	Yes		No
Porch: Enclosed /	Screen / Op	en /				
Deck: S	ize	****				
Pool: Above groun	d l	n ground _	Shape _	Size		
location, water view	w, marsh vie	ew etc)			····	
If purchased within	n last three v	/ears				 ,
•			Sale pri	ce		
•			'			
At the time of purc	hase did any	, if the follo	wing apply	Yes	No	
3. Buying a p	roperty whe	re the selle	r took back a me	ortgage		
4. Foreclosur	e or propert	y bought at	an auction			
	m a short as	ile				
Bought fro	m a short sa					
5. Bought fro If yes to any of the						
	above pleas	se explain:_				
	Number of stories Exterior: Wood Age of house: Has the property be Total number of ro Number of bathroo Number of Kitcher Number of bedroo Does the property Is the basement fill Number of fireplace Heat: Type Garage: Attached Carport: Y Porch: Enclosed / Deck: S Pool: Above groun Does your lot have location, water view If purchased within	Number of stories Exterior: Wood Brick Age of house: Has the property been remode Total number of rooms (exclus Number of bathrooms: # Full_ Number of Kitchens: Number of bedrooms: Does the property have a full to the basement finished Number of fireplaces Heat: Type Fuel Garage: Attached / Detached / Carport: Yes Porch: Enclosed / Screen / Op Does your lot have any factors location, water view, marsh viel If purchased within last three you are for purchase At the time of purchase did any 2. Buying from a relative 3. Buying a property whe	Exterior: Wood BrickStone Age of house: Has the property been remodeled in the late the late the property been remodeled in the late the late the property been remodeled in the late the late the property been remodeled in the late th	Number of stories Number of Apri Exterior: Wood Brick Stone Vinyl Age of house: Has the property been remodeled in the last 10 years?	Age of house: Has the property been remodeled in the last 10 years? Total number of rooms (exclusive of bathrooms) Number of bathrooms: # Full # Three Quarter # Half Number of Kitchens: Number of Kitchens: Number of bedrooms: Does the property have a full basement? Yes No Is the basement finished Yes No if yes how much is finished of fireplaces Heat: Type Fuel Central air Yes Heat: Type Fuel Central air Yes Garage: Attached / Detached / Under Size Carport: Yes No Size Check: Yes No Size Porch: Enclosed / Screen / Open / Size Poch: Enclosed / Screen / Open / Size Does your lot have any factors which you feel affect its value (ex: easeme location, water view, marsh view etc) If purchased within last three years 1. Date of purchase Sale price At the time of purchase did any if the following apply Yes Buying from a relative Suying a property where the seller took back a mortgage	Number of stories Number of Apts Exterior: Wood Brick Stone Vinyl Alum Age of house: Has the property been remodeled in the last 10 years? If yes, briefly

Overvaluation claims are based on 1 of 2 reasons

- A. Overvaluation based on sales market activities from **Calendar Year 2023**
- B. Overvaluation based on assessed values of similar properties Upon filing either (or both) claims 3 properties of comparison should be submitted

A. Sales market comparable properties during <u>Calendar year 2023.</u> Properties should be similar in size, location, age, style, etc. Sales should be arms length sales and should **exclude** foreclosure, short and family sales, etc...

	1 st Sale	2 nd Sale	3 rd Sale	
Buyer				
Seller				
Location				
Map/Block/Parcel				
Sales price				
Sales date				
Book/Page				

B. Similar properties compared by assessed value. Properties should be similar in size, location, age, style, etc.

Location/Address	Map/Block/Parcel	Assessed Value	Owner
			L