

THE COMMONWEALTH OF MASSACHUSETTS
MAYNARD, MA

ASSESSORS USE ONLY	
DATE RECEIVED	
APPLICATION NO.	
PARCEL ID.	

SENIOR 65 AND OLDER
FY _____ APPLICATION FOR PROPERTY TAX DEFERRAL

General Laws Chapter 59, Section 5, Clause 41A

Assessors affix label here

THIS APPLICATION IS NOT OPEN
TO PUBLIC INSPECTION
(See General Laws Chapter 59, Section 60.)
Must be filed with Board of Assessors on or before
December 15 or 3 months
after actual (**not** preliminary) tax bills
are mailed for fiscal year if later.
Tax Deferral and Recovery Agreement Form 97-1
must accompany application unless already on file
and person with interest in property remain the
same.

INSTRUCTIONS: Complete all sections fully. (Please print or type.)

A. IDENTIFICATION.

Name of Applicant _____

Social Security No. _____ (optional) Marital Status _____ Date of Birth _____
(If first year of application, attach copy of birth certificate)

Legal Residence (Domicile) on July 1, _____¹

Mailing Address (If different) _____ Tel. No. _____

Location of Property _____ No. of Dwelling Units _____

Did you own and occupy the property as your domicile on July 1, ____? **and** for the prior 10 years?
 Yes No If no, list the other properties you owned and / or occupied during the past 10 years.

Address	Dates	Owned	Occupied
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

Have you been granted any exemption in any other city or town for this year? Yes No
If yes, name of city or town _____ Amount exempted \$ _____

Amount of tax you are seeking to defer this year \$ _____

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

<input type="checkbox"/> Ownership	<input type="checkbox"/> GRANTED	Assessed Tax _____
<input type="checkbox"/> Occupancy	<input type="checkbox"/> DENIED	Exempted Tax _____
<input type="checkbox"/> Age	<input type="checkbox"/> DEEMED DENIED	Adjusted Tax _____

Income BOARD OF ASSESSORS

Date Voted / Deemed Denied _____

Certificate No. _____

Date Cert./ Notice Sent _____

Exemption: Clause _____ Date _____

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES.
THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE.

1. Enter the beginning of the Fiscal Year for which you are applying (i.e. enter 2004 for FY2005 that starts July 1, 2004 and ends June 30, 2005)

B. PERSONS WITH INTEREST IN PROPERTY

Did you own the property on July 1, _____ as

Sole Owner

Co-Owner with Spouse Only

Co-Owner with Others?

Was there a mortgage on the property as of July 1, _____²?

Yes

No

If yes, Amount Due on Mortgage \$ _____

Name of Mortgagee(s) _____

Was property subject to a life estate as of July, _____?

Yes

No

If yes, Name(s) of Remaindermen (Person(s) receiving proper after you death) _____

Was the property subject to a trust as of July 1, _____²?

Yes

No

(If yes, attach trust instrument including all schedules.)

C. GROSS RECEIPTS FROM ALL SOURCES IN PRECEDING CALENDAR YEAR.

Copies of your federal and state income tax returns may be requested to verify your income.

	Applicant and Spouse	Co-Owner(s) and Spouse(s)
Retirement Benefits (Social Security, Railroad, Federal, Mass. And Political Subdivisions)	_____	_____
Other Pensions and Retirement Allowances,	_____	_____
Wages, Salaries and other Compensation,	_____	_____
Net Profits from Business or Profession,	_____	_____
Interest and Dividends,	_____	_____
Other Receipts (Rent, Capital Gains, etc.) ,	_____	_____
TOTALS,	_____	_____

D. SIGNATURE. Sign here to compete the application.

This application has been prepared or examined by me. Under the pains of penalties or perjury, I declare that to the best of my knowledge and belief, it and all accompanying documents and statements are true, correct and complete.

Your signature

Date

If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.

2. See note one on page one.

TAXPAYER INFORMATION ABOUT PROPERTY TAX DEFERRAL

You may be eligible to defer payment of all or a portion of the taxes assessed on property you own and occupy as your domicile if you meet certain age, ownership, residency and income qualifications, and enter into a tax deferral agreement with the Board of Assessors. If you also qualify for a personal exemption, you may defer all or a portion of the remaining taxes on the property.

REPAYMENT. Unlike an exemption, a tax deferral simply allows you to postpone payment of your taxes. If you qualify, you must enter into a tax deferral agreement that requires the deferred taxes along with interest to be repaid in full (1) when the property is sold or transferred, (2) upon your death, or (3) upon the death of your surviving spouse if he or she qualifies for a deferral and enters into a new tax deferral agreement. Anyone having any legal or beneficial interest in the property must also approve the tax deferral agreements.

Once you have entered into a tax deferral agreement, the assessors will record a statement at the Registry of Deeds. That statement continues the lien that already exists on your property by law to endure that payment and collection of your taxes. Once the deferred taxes are repaid the lien is released. However, if the deferred taxes are not repaid when due, your city or town will then be able to recover the amount by foreclosing on the lien in Land Court.

INTEREST. If you qualify for a deferral in subsequent years, you may defer taxes until the amount due, including accrued interest, equals 50% of your share of the full and fair cash values of the property. Interest at an annual rate of 8% is charged on deferred taxes until the property is sold, your death, or the death of your surviving spouse if a new agreement has been entered into. The interest rate then increases to 16% per annum until the deferred taxes are repaid.

WHO MAY FILE AN APPLICATION. You may file an application if as of July first you:

- Are 65 of older,
- Owned and occupied the property as your domicile,
- Owned and occupies any property in Massachusetts as your domicile for at least 5 years,
- Lived in Massachusetts for at least the prior 10 years, and
- Have an annual income not more than \$20,000, or not more than a locally adopted income limit. Locally adopted income limits cannot be more than \$40,000. Your Board of Assessors can tell you the limit that applies in your community.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the Board of Assessors by December 15 or 3 months after the actual tax fills were mailed for the fiscal year, whichever is later. **THIS DEADLINE CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AND EXEMPTION AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. AN APPLICATION IS FILED WHEN RECEIVED BY THE ASSESSORS.**

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax 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 exemption is granted and you have already paid the entire year's tax as exempted, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an deferral, you may be required to provide the assessors with further information and supporting documentation to establish your eligibility. The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before the 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 exemption has been granted or denied.

APPEAL. You may appeal the disposition of your application. The disposition notice will provide you with further information about the appeal procedure and deadline.

MORE DETAILED INFORMATION ABOUT THE TAX DEFERRAL MAY BE OBTAINED FROM THE BOARD OF ASSESSORS