



Real Estate Tax Abatement Application Guide



How to File

1. Obtain the Form

- Use **State Tax Form 128 – Application for Abatement**
- Available at your **local Assessor's Office** or on the **Mass.gov website**

Complete the Form

- Fill in property owner's name, parcel ID, property location
 - State your reason for abatement (overvaluation, error in record, property condition, etc.)
 - Provide your opinion of fair market value
- ### 2. Attach Supporting Documents
- Include any materials that support your request (see below).
- ### 3. Submit the Application
- File with the **local Assessor's Office** by the deadline
 - Keep a copy and request a receipt if filing in person
 - If mailing, use **Certified Mail**



Supporting Documents Checklist

Attach as many as apply to strengthen your case:

- ☐ Comparable sales (3 or more, if possible)
- ☐ Recent appraisal report
- ☐ Photos (interior & exterior) showing condition
- ☐ Building permits or inspection reports
- ☐ Deed or survey (if lot size/dimensions are in dispute)
- ☐ Proof of clerical errors (e.g., wrong # of rooms, square footage, etc.)



After You File

- Assessors have **3 months** to review your application
- They may inspect your property or request more information
- If approved → your tax bill will be reduced
- If denied (or no action within 3 months) → you may appeal to the **Appellate Tax Board**



Questions?

If you have any questions, please contact **Assessor's Office. 781 631 0236**