



TOWN OF AUBURN ASSESSORS

104 Central St.
Auburn, MA 01501
(508) 832-7708

Date Received

CHAPTER 59 SECTION 61A REQUEST – RESIDENTIAL PROPERTIES

Please read the following carefully. This document is to be filed with all residential abatement applications.

This is an attempt to obtain additional information as authorized under the provisions of Section 61A of Chapter 59 of the Massachusetts General Laws which provides the following:

“A person applying for an abatement of a tax on real estate or personal property shall, upon request, exhibit to the assessors the property to which the application for abatement relates and if required by said assessors, shall exhibit and identify such property, and further, shall furnish under oath such written information as may be reasonably required by the board of assessors to determine the actual fair cash valuation of the property to which the application for abatement relates including, but not limited to income and rents received, and the expenses of maintaining such property. **Failure of the applicant to comply with the provisions of this section within thirty (30) days after such request shall bar him from any statutory appeal** under this chapter unless the applicant was unable to comply with such request for reasons beyond his control or unless he attempted to comply in good faith.”

INSTRUCTIONS

The application you have submitted is for **overvaluation** of Real Property with the Town of Auburn. The values used for your property are based on sales of similar properties and certified by the Massachusetts Department of Revenue. You are responsible for presenting information to the contrary, and may be asked to grant a complete interior and exterior inspection of your property to the Assessor’s Office. You may also be asked to testify before the Board of Assessors in person. Refusal of any of the above requests may result in the denial of your application.

PROPERTY INFORMATION

PARCEL ID

PROPERTY ADDRESS

ASSESSED OWNER

CONTACT INFO:

NAME:

ADDRESS:

CITY STATE ZIP:

DAY PHONE:

EVENING PHONE:

SALES & PURCHASE INFORMATION

Date Purchased: _____ Purchase Price: _____ Mortgaged Amt. _____

Mortgage Term: _____ Interest Rate _____ Fixed or Variable: _____

IMPROVEMENTS & RENOVATIONS

If there has been any new construction or significant rehabilitation such as new kitchen, baths, heating or electrical work in the last 10 years please list.

YEAR	DESCRIPTION OF CONSTRUCTION OR RENOVATION	COST

GROUNDS FOR OVERVALUATION

- The assessed value of the property exceeds the Full and Fair Cash value of the Property.
1. Indicate the assessed value of your home. \$ _____
 2. Indicate your opinion of 100% full and fair Cash value of your Property \$ _____

COMPARABLE SALES OF SIMILAR HOUSES FROM CALENDAR YEAR 2016

	YOUR PROPERTY	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
SALE PRICE						
PARCEL ID						
ADDRESS						
VALUATION						
LAND AREA						
TOTAL FIN AREA						
FIN BASEMENT						
STORY HEIGHT						
BDLG STYLE						
AIR COND						
FIREPLACES						
YEAR BUILT						
ROOMS/BEDRM						

The property description currently on file in the Auburn Assessors' Office is not accurate.

Check this box if you feel the property description upon which your current assessment is based is inaccurate. This can include the overstating of living area and/or land area, etc. The removal of outbuilding, recent renovations and additions will alter your assessed value either positively or negatively. It is recommended that you obtain a property record card from the Assessors' Office and review it carefully.

Please list below briefly the discrepancies in the Assessors Records. You may attach a more detailed description if necessary. An inspection will be required to verify all information provided.

SUPPORTING DOCUMENTATION

List all items and addenda below you are attaching in support of your argument. Real Estate Appraisals, if submitted, should be from Calendar year 2016

CERTIFICATION

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Return this form, within 30 DAYS, and any additional information to the Auburn Board of Assessors.

OWNER CERTIFICATION:

I certify under the pains of perjury that the information supplied in this document is true and correct.

Signature of Applicant

REPRESENTATIVES STATEMENT:

I certify under the pains of perjury that the information Supplied in this document is true and correct, and that I am the owner's authorized representative.

Signature of Applicant

I understand an inspection of the property may be requested as part of the Abatement Application Process.