

Important Assessing Dates

In Massachusetts, the assessment or valuation date is January first. In addition, Wellesley is a chapter 653 community, which means, any new structures, additions, demolitions, improvements or alterations that occur between January 1st and June 30th are reflected in the assessments. Any building activity that occurs after June 30th will not be reflected in the assessing records until the next year.

<u>Date</u>	<u>Action</u>
January 1, 2020	Assessment date for fiscal year 2021 also referred to as the Lien Date. The assessments are reflective of the real estate market on this date for the purposes of determining assessments. The calendar year 2019 market sales, leases, rental rates and property expenses are analyzed and assessments are adjusted accordingly.
March 1, 2020	Deadline for filing fiscal year 2021 business personal property Form of List.
January 2020 – July 2020	Assessing department inspects and processes all sales and building permits issued between July 1, 2019 and June 30, 2020.
July 2020	Personal exemption applications are mailed to previous year's recipients. 1 st quarter tax bills are mailed. Estimated payment is based on prior year's tax bill increased by 2 ½% plus any overrides and debt exclusions. The estimated tax is divided by four.
August 2020	First quarter tax bill payment is due by August 1 st . No appeals for overvaluation are permitted.
October 2020	Second quarter tax bills are mailed.
November 2020	Second quarter tax bill payment is due by November 1 st . Selectmen conduct a public hearing and vote on adopting a tax classification factor, also known as a single or dual tax rate for fiscal year 2021
December 2020	Town calculates the tax rate and secures approval from Massachusetts Department of Revenue. Third quarter tax bills are issued at the end of the month.
January 2021	Abatement applications are accepted in the assessors' office.
February 1, 2021	Third quarter tax payment and abatement applications are due.
January 2021 – March 2021	Assessors review abatement applications. Applications must be acted on within ninety days of receipt.
April 1, 2021	Applications for personal exemptions (elderly, veterans, deferrals, and other statutory exemptions) are due.
April 2021	Fourth quarter tax bills are issued. This is the final tax bill for FY2019.
April 2021	Appeals to Appellate Tax Board are due within 3 months after action of overvaluation abatements by the Board of Assessors.
May 1, 2021	4th quarter tax bill payment is due.