

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.

Date	Action
January 1, 2025	Assessment date for fiscal year 2026 also referred to as the Lien Date. The assessments are reflective of the real estate market on this date for the purpose of determining assessments. The calendar year 2024 market sales, leases, rental rates and property expenses are analyzed and assessments are adjusted accordingly.
March 1, 2025	Deadline for filing fiscal year 2026 business personal property Form of List.
January 2025 – July 2025	Assessing department inspects and processes all sales and building permits issued between July 1, 2024 and June 30, 2025.
July 2025	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 1, 2025	First quarter tax bill payment is due by August 1 st . No appeals for overvaluation are permitted.
October 2025	Second quarter tax bills are mailed.
November 2025	Second quarter tax bill payment is due by November 1 st . Select Board conducts a public hearing and vote on adopting a tax classification factor, also known as a single or dual tax rate for fiscal year 2026.
December 2025	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 2026	Abatement applications are accepted in the assessors' office.
February 2, 2026	Third quarter tax payment and abatement applications are due.
January 2026 – March 2026	Assessors review abatement applications. Applications must be acted on within ninety days of receipt.
April 1, 2026	Applications for personal exemptions (elderly, veterans, deferrals, and other statutory exemptions) are due.
April 2026	Fourth quarter tax bills are issued. This is the final tax bill for FY2026.
April 2026	Appeals to Appellate Tax Board are due within 3 months after action of overvaluation abatements by the Board of Assessors.
May 1, 2026	4th quarter tax bill payment is due.