



Property Tax Information

Fiscal Year 2021: 1st & 2nd Quarter

Martin J. Walsh, Mayor

Nicholas P. Ariniello, Esq., Commissioner

Important Facts: Fiscal Year 2021

Preliminary Tax Bills

1st and 2nd Quarter tax bills are preliminary bills based upon your property's Fiscal Year 2020 taxes.

Tax Due Dates

1st Quarter taxes are due August 3, 2020.

2nd Quarter taxes are due November 2, 2020.

Tax Bill Mailing Address

Mail your tax payments to:
Boston Real Estate
P.O. Box 55808
Boston, MA 02205-5808

Abatement Filing Deadline

The Fiscal Year 2021 abatement filing period is after the issuance of the 3rd Quarter tax bill. The filing deadline is February 1, 2021.

Deadline for Filing Personal & Residential Exemptions

April 1, 2021

For CURRENT Fiscal Year Tax Bills & Payments

Call the Taxpayer Referral & Assistance Center at (617) 635-4287.

For PRIOR Fiscal Year Tax Bills & Payments

Call the Collector's office at (617) 635-4131 or 4132.

Tax Bill Payments by Mortgage Companies

If you have a mortgage with an escrow account, send your tax bill to your bank or mortgage company in order to ensure timely payment of taxes.

Assessing Department Annual Maintenance Project

Each year, the Valuation division of the City of Boston Assessing Department undertakes a maintenance project. This project consists of visiting and inspecting properties that have changed due to sale, use, condition, or tax status during the previous calendar year.

The Assessing Department is committed to maintaining accurate, consistent and up-to-date parcel data throughout the city. Representatives of the City of Boston Assessing Department will be performing field inspections on certain properties around the City. Each representative will carry a photo ID badge to verify his or her affiliation with the Department. For more information, please call Assessing Department Valuation at (617) 635-1112.

Residential & Personal Exemptions Provide Tax Relief

The residential exemption allows taxpayers who own and occupy their home to have a portion of their property value exempted from taxation. To qualify for Fiscal Year 2021, homeowners must have owned and occupied their home on January 1, 2020. In certain circumstances, taxpayers may also be eligible if they obtained their principal residence between January 1 and July 1, 2020. Documentation proving ownership and occupancy may be required. NOTE: An applicant's Social Security Number is required for identification purposes and will be kept confidential, to be used solely to confirm a 2019 personal income tax filing from the subject property's address with the state's Department of Revenue. No exemption will be allowed if the applicant does not provide this number.

The Assessing Department will send a residential exemption application in Fall 2020 to those taxpayers who purchased their home between July 2, 2019 - July 1, 2020. Approved applicants can expect to see the residential exemption applied to their 3rd quarter tax bill that will be issued in late December 2020.

Personal exemptions are available to qualified homeowners who are elderly, blind, surviving spouses, minor children of deceased parents, veterans with service-connected disabilities, or members of the National Guard or military reserve serving overseas. Each exemption has certain eligibility

requirements (e.g., age, income restrictions). You may not receive more than one personal exemption. If, however, you qualify for two or more exemptions, you will receive the exemption that saves you the most money.

Information about personal exemptions and their specific requirements is available by contacting the Assessing Department Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287 or by visiting boston.gov/assessing.

Obtaining an Application for a Residential or Personal Exemption:

- Call the Taxpayer Referral & Assistance Center at (617) 635-4287 or visit the Assessing Department, Room 301, Boston City Hall.
- Return your completed application with the required documentation to the Assessing Department, Room 301, One City Hall Square, Boston, MA 02201-1050.

Taxpayer Referral & Assistance Center (617) 635-4287

Contact TRAC about:

- Property tax
- Residential exemption
- Elderly and other personal exemptions
- Duplicate tax bills
- Current motor vehicle excise tax
- Current boat excise tax
- Current tax bill balances and payments

The TRAC office is located on the City Hall mezzanine level, open weekdays from 9AM - 5PM or online at boston.gov/assessing.



The City of Boston employs a quarterly tax billing system.

July 1, 2020	Fiscal Year 2021 begins. 1st Quarter preliminary tax bill issued, the first of two equal and preliminary tax bills based on Fiscal Year 2020 taxes.
July 2020	Personal exemption renewal applications mailed.
August 3rd, 2020	1st Quarter tax due.
September 2020	Residential exemption applications mailed to new owners who purchased homes between July 2, 2019 - July 1, 2020.
October 1, 2020	2nd Quarter preliminary tax bill issued, the second of two equal and preliminary tax bills based on Fiscal Year 2020 taxes.
November 2nd, 2020	2nd Quarter tax due.
Late December 2020	3rd Quarter tax bill issued reflecting the actual value and tax rate for Fiscal Year 2021.
January 1, 2021	Fiscal Year 2021 Abatement filing period begins.
February 1, 2021	3rd Quarter tax due. Fiscal Year 2021 Abatement filing period deadline.
March 2021	Personal property Form of List filing due March 1, 2021. Charitable organization Form 3ABC filing due March 1, 2021.
April 1, 2021	Residential Exemption, personal exemptions (elderly, blind, surviving spouses, minor children of deceased parents, hardship, veterans, National Guard*) and tax deferral filing deadline. 4th Quarter tax bill issued.
May 3rd, 2021	4th Quarter tax due.
June 30, 2021	Fiscal Year 2021 ends.

*If serving outside the U.S. at the time of the filing deadline, filers have 180 days from their return stateside to file (50 U.S.C. App. §560).

It is July 2020. Why have I received a tax bill for “Fiscal Year” 2021?

The City of Boston operates on a Fiscal Year basis. Unlike the calendar year (January 1 – December 31), the fiscal year runs from July 1 to the following June 30 (i.e., Fiscal Year 2021 is from July 1, 2020 – June 30, 2021).

Where should I mail my real estate tax bill payment?

Mail your tax payments to: City of Boston Real Estate, P.O. Box 55808, Boston, MA 02205-5808.

You may also pay your real estate tax bill online by visiting boston.gov.

Where do I obtain tax payment information?

For current fiscal year payments, call the Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287 or access tax payment information online at boston.gov/assessing.

For prior year tax payments, call the Collector’s office at (617) 635-4131 or 4132.

I’m a new owner. Why did I receive my tax bill in the former owner’s name?

State law requires the Collector’s office to send tax bills to the owner of record as of the assessment date. The assessment date for all Fiscal Year 2021 tax bills is January 1, 2020. Change of ownership transactions made after that date will be reflected in Fiscal Year 2022. Contact Assessing Department Tax Data Administration at (617) 635-3783 for further information.

New owners may obtain a duplicate tax bill by calling the Taxpayer Referral & Assistance Center (TRAC) at (617) 635-4287.

I own a house and an adjacent lot. How can I consolidate my two tax bills into one bill?

Obtain a Consolidation Request Form by calling the Taxpayer Referral & Assistance Center at (617) 635-4287 or online at boston.gov/assessing. Go to Real Estate Parcel Consolidation on the left menu. Be sure to include the property parcel ID numbers you wish to consolidate and their exact locations.

This is an important notice. Please have it translated.

Questa è una gara molto importante. Vi preghiamo di fare la traduzione.

Este es un aviso importante. Sírvase mandarlo a traducir.

Ce message est important. Veuillez faire traduire.

Đây là một bản thông cáo quan trọng. Xin vui lòng thông dịch lại bản thông cáo này.

Este é um aviso importante. Por favor providencie a tradução deste aviso.

Es è un avizo importanti. Di favor, manda traduzil.

Sa se yon avètisman enpòtan. Tradui li silvoupèlè.

Это очень важное сообщение. Пожалуйста, найдите переводчика.

重要文件，請翻譯成中文。

ترجمته فضلك. مهمة رسالة.