City of Boston Assessing Department

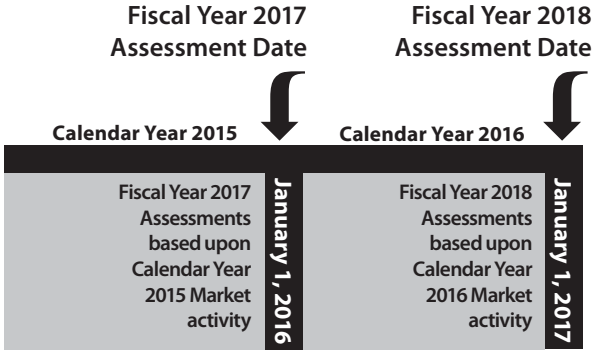
Assessing Calendar

Assessing Dates and Fiscal Years

In Massachusetts, state law requires that all property be assessed at its full market value as of January 1st preceding the start of the fiscal year. It is the ownership, condition and value of the property on January 1st that determines an assessment and to whom the tax bill is assessed. Any new structures, additions, demolitions, improvements or alterations that occur after January 1st will not be reflected in the assessing records until the next January 1st. The only exception is certain exempt property which has a date of determination of July 1st.

In Massachusetts, the fiscal year commences on July 1st and ends on the following June 30th.

Property taxes are assessed for the fiscal year (July 1 - June 30) based on the value of the property as of the previous January 1st. For example, property taxes for Fiscal Year 2018 (July 1, 2017 to June 30, 2018) are based on the value of properties as of January 1, 2017.



Assessment Calendar Explanation

January 1 is the property tax assessment date for each "fiscal year". The fiscal year begins July 1 and continues to the following June 30. Assessed values are based upon the status of the property as of January 1st.

Examples:

The property tax assessment date for fiscal year 2018 is January 1, 2017. Fiscal Year 2018 began on July 1, 2017 and ends on June 30, 2018.

The property tax assessment date for fiscal year 2019 is January 1, 2018. Fiscal Year 2019 will begin on July 1, 2018 and end on June 30, 2019.

Important Assessing Dates

July 1	• **Fiscal Year begins** • 1st Quarter preliminary tax bill issued, the first of two equal estimate amounts based on the PRIOR fiscal year taxes
August 1*	• 1st Quarter preliminary tax due • Personal exemption renewal applications mailed
September	Residential exemption applications mailed to new owners who purchased property in previous calendar year
October 1	2nd Quarter preliminary tax bill issued, the second of two equal and preliminary tax bills based on PRIOR fiscal year taxes
November 1*	2nd Quarter tax due
Late December	3rd Quarter actual tax bill issued reflecting the actual value and tax rate for fiscal year
January 1	• Property Tax *Assessment Date* for the following fiscal year • Abatement application filing period begins
February 1*	• 3rd Quarter tax due • Abatement filing period deadline
February - May	Review of abatement and exemption applications - Notice of Decision mailed.
March 1	• Owners of taxable Personal Property must file *Form of List* • Final date for charitable organizations to file *Form 3ABC*
April 1* (or 3 months after the third quarter or actual tax bills are mailed, if later)	• Residential Exemption, personal exemption (elderly, blind, surviving spouses, minor children of deceased parents, veterans, National Guard) and tax deferral filing deadline • 4th Quarter tax bill issued
May 1*	4th Quarter tax due
June 30	**Fiscal Year ends**

**If the due date falls on a weekend, the tax payment/filing deadline is the first business day following the due date.*

*** If serving outside the U.S. at the time of the filing deadline, filers may receive an extension to file for the National Guard Exemption (50 U.S.C. App. §560).*