PROPERTY TAX RELIEF FOR SENIOR CITIZENS OF MARSHFIELD

PRESENTED BY:
MARSHFIELD BOARD OF ASSESSORS
James Haddad
John Cantwell
Patrick Harring, MAA
Elizabeth A. Bates, MAA – Assessor/Appraiser

What is available to senior citizens?

- CIRCUIT BREAKER
- ELDERLY EXEMPTIONS
- CLAUSE 18 - HARDSHIP
- SENIOR DEFERRAL

Where do I go to apply for the senior tax breaks?

SENIOR CIRCUIT BREAKER

- FILE SCHEDULE CB WITH MASS. STATE TAX RETURN
- MARSHFIELD COA CURRENTLY ASSISTS SENIORS IN FILING THIS FORM

ELDERLY EXEMPTIONS/DEFERRALS

- FILE APPLICATION AT THE ASSESSORS’ OFFICE IN THE FALL

What is the Senior Circuit Breaker?

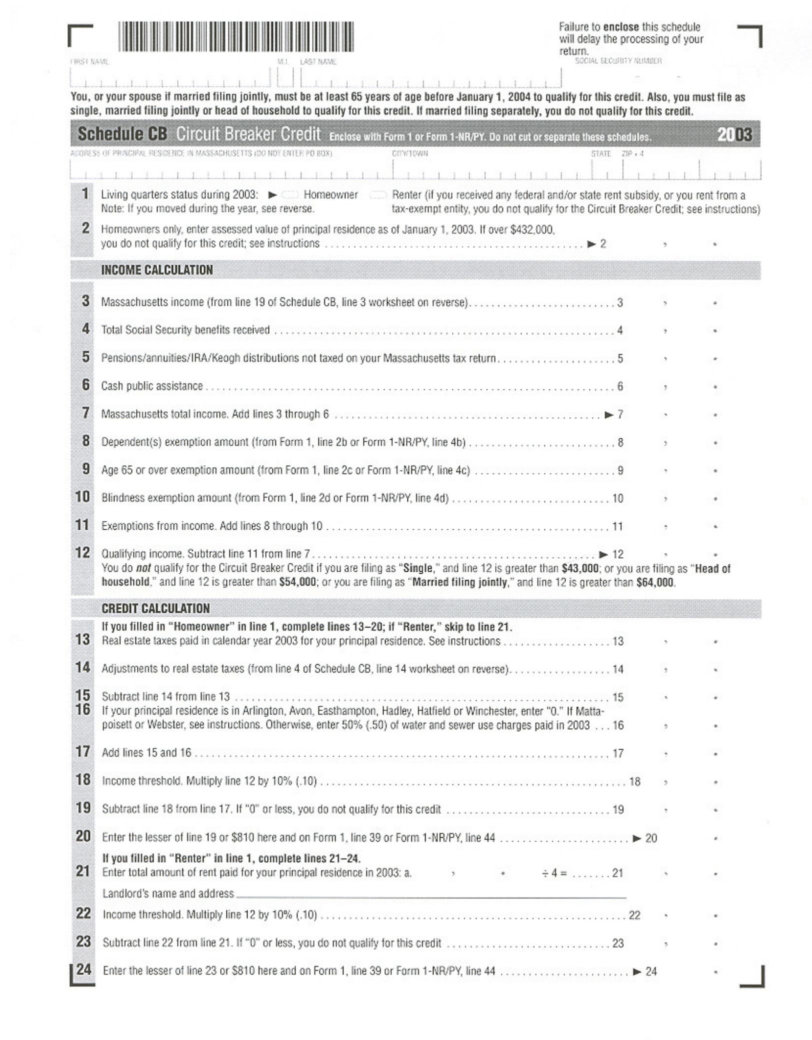
- A refundable credit on state income taxes for real estate taxes paid on property owned or rented.
- Must be occupied as primary residence
- Maximum credit allowed (2010) is $960.00.
- Must be 65 years old before January 1st.
- Total income cannot exceed $51,000.00 Single, $64,000.00 Head of Household, $77,000.00 Filing Jointly.
- Assessed Value of real estate cannot exceed $765,000.00

How does the taxpayer claim credit?

- Taxpayers submit a completed Schedule CB with their state income tax return. Schedule CB is available at www.mass.gov/dor
- If the senior is not required to file a state income tax return, they may still file the Schedule CB and apply for the tax credit.

Schedule CB

- This is the form you must fill out and file.
- Either with your income tax return or separately if you don't file an income tax return.



Failure to **enclose** this schedule will delay the processing of your return.

FIRST NAME | M.I. | LAST NAME | SOCIAL SECURITY NUMBER

You, or your spouse if married filing jointly, must be at least 65 years of age before January 1, 2004 to qualify for this credit. Also, you must file as single, married filing jointly or head of household to qualify for this credit. If married filing separately, you do not qualify for this credit.

Schedule CB Circuit Breaker Credit **Enclose with Form 1 or Form 1-NR/PY. Do not cut or separate these schedules.** **2003**

ADDRESS OF PRINCIPAL RESIDENCE IN MASSACHUSETTS (DO NOT ENTER PO BOX) | CITY/TOWN | STATE | ZIP + 4

1 Living quarters status during 2003: ► Homeowner / Renter (if you received any federal and/or state rent subsidy, or you rent from a tax-exempt entity, you do not qualify for the Circuit Breaker Credit; see instructions)
Note: If you moved during the year, see reverse.

2 Homeowners only, enter assessed value of principal residence as of January 1, 2003. If over $432,000, you do not qualify for this credit; see instructions ► 2

INCOME CALCULATION

3 Massachusetts income (from line 19 of Schedule CB, line 3 worksheet on reverse) 3

4 Total Social Security benefits received 4

5 Pensions/annuities/IRA/Keogh distributions not taxed on your Massachusetts tax return 5

6 Cash public assistance 6

7 Massachusetts total income. Add lines 3 through 6 ► 7

8 Dependent(s) exemption amount (from Form 1, line 2b or Form 1-NR/PY, line 4b) 8

9 Age 65 or over exemption amount (from Form 1, line 2c or Form 1-NR/PY, line 4c) 9

10 Blindness exemption amount (from Form 1, line 2d or Form 1-NR/PY, line 4d) 10

11 Exemptions from income. Add lines 8 through 10 11

12 Qualifying income. Subtract line 11 from line 7 ► 12
You do ***not*** qualify for the Circuit Breaker Credit if you are filing as "**Single,**" and line 12 is greater than **$43,000**; or you are filing as "**Head of household,**" and line 12 is greater than **$54,000**; or you are filing as "**Married filing jointly,**" and line 12 is greater than **$64,000**.

CREDIT CALCULATION

If you filled in "Homeowner" in line 1, complete lines 13–20; if "Renter," skip to line 21.

13 Real estate taxes paid in calendar year 2003 for your principal residence. See instructions 13

14 Adjustments to real estate taxes (from line 4 of Schedule CB, line 14 worksheet on reverse) 14

15 Subtract line 14 from line 13 15

16 If your principal residence is in Arlington, Avon, Easthampton, Hadley, Hatfield or Winchester, enter "0." If Mattapoisett or Webster, see instructions. Otherwise, enter 50% (.50) of water and sewer use charges paid in 2003 16

17 Add lines 15 and 16 17

18 Income threshold. Multiply line 12 by 10% (.10) 18

19 Subtract line 18 from line 17. If "0" or less, you do not qualify for this credit 19

20 Enter the lesser of line 19 or $810 here and on Form 1, line 39 or Form 1-NR/PY, line 44 ► 20

If you filled in "Renter" in line 1, complete lines 21–24.

21 Enter total amount of rent paid for your principal residence in 2003: a. ÷ 4 = 21

Landlord's name and address

22 Income threshold. Multiply line 12 by 10% (.10) 22

23 Subtract line 22 from line 21. If "0" or less, you do not qualify for this credit 23

24 Enter the lesser of line 23 or $810 here and on Form 1, line 39 or Form 1-NR/PY, line 44 ► 24

What other options do you have for obtaining relief from property taxes.

You could jump off a bridge ….
but we don't want you to do that!

☹

Come see us!

☺

PERSONAL EXEMPTIONS

TAXPAYER INFORMATION ABOUT PERSONAL EXEMPTIONS

PERSONAL EXEMPTIONS. You may be eligible to reduce all or a portion of the taxes assessed on your domicile if you meet the qualifications for one of the personal exemptions allowed under Massachusetts law. Qualifications vary, but generally relate to age, ownership, residency, disability, income or assets.

You may be eligible for an exemption if you fall into any of these categories:

- Blind
- Veteran with a service-connected disability
- Surviving spouse
- Minor child of deceased parent
- Senior citizen age 70 and older (65 and older by local option)

More detailed information about the qualifications for each exemption may be obtained from your board of assessors.

CLAUSE 17D

Elderly, Surviving Spouse, Minor Child

- **Must be 70 years of age by July 1 of the tax year and has owned and occupied the property for at least 5 years - OR**
- **Be a surviving spouse - OR**
- **Be a minor child of a deceased parent.**
- **Must occupy the property on July 1 of the tax year.**
- **Must file annually.**
- **Whole Estate (Not including value of home) cannot exceed <u>$40,000.00</u>**

What do the Assessors need??

- **Birth Certificate (First time filing, only)**
- **Income Tax Returns or documentation of income.**
- **Proof of occupancy.**
- **Life Estates satisfy ownership.**
- **If domicile is held in trust, applicant must satisfy ownership requirement if he/she is a trustee or co-owner of the trust and possess a sufficient beneficial interest in the domicile through the trust.**
- **Filled out application.**

What can the Assessors do??

- **Abate <u>$175.00</u> from tax bill.**
- **Must vote on it annually.**
- **Application should be filed in the Fall but can be filed as late as 3 months after the mailing of the Actual Bill (3rd Quarter)**

CLAUSE 41C - Elderly

- Must be 65 years of age by July 1 of the tax year.
- Must occupy the property on July 1 of the tax year.
- Must file annually.
- Gross receipts may not exceed:
  - $20,000.00 if Single
  - $30,000.00 if Married
- Whole Estate (Not including value of home) cannot exceed:
  - $40,000.00 if Single
  - $55,000.00 if Married

What do the Assessors need??

- Birth Certificate (First time filing, only)
- Income Tax Returns or documentation of income.
- Proof of occupancy.
- If domicile is held in trust, applicant must satisfy ownership requirement if he/she is a trustee or co-owner of the trust and possess a sufficient beneficial interest in the domicile through the trust.
- Filled out application.

What can the Assessors do??

- Abate $1,000.00 from tax bill.
- Must vote on it annually.
- Application should be filed in the Fall but can be filed as late as 3 months after the mailing of the Actual Bill (3rd Quarter)

CLAUSE 41A – Senior Deferral

- **Must be 65 years of age by July 1 of the tax year.**
- **Must occupy the property on July 1 of the tax year.**
- **Must file annually.**
- **Must have been domiciled in Massachusetts for the preceding 10 years**
- **Must have owned and occupied subject property or other property in Massachusetts for at least 5 years.**
- **Gross Receipts cannot exceed $40,000.00**
- **Deferred amount paid back upon death of homeowner or sale of property.**

What do the Assessors need??

- **Birth Certificate (First time filing, only)**
- **Income Tax Returns or documentation of income.**
- **Proof of occupancy.**
- **If domicile is held in trust, applicant must satisfy ownership requirement if he/she is a trustee or co-owner of the trust and possess a sufficient beneficial interest in the domicile through the trust.**
- **If property mortgaged – a letter from lending institution agreeing to the terms of the deferral.**
- **Filled out application.**

CLAUSE 41A – Senior Deferral

What can the Assessors do??

- Can vote the defer all or a portion of the real estate taxes each year.
- Can abate up to 50% of the applicant's proportional share of the assessed value of the property. ***Example:***
  - House assessed at $300,000.00
  - Assessors can abate up to $150,000.00 (50% of value) in taxes.
- If applicant qualifies for another exemption, that amount is deducted prior to applying the deferral. ***Example:*** If tax bill is $3,000.00 and the applicant qualifies for deferral as well as a senior exemption (say 41C - $1,000.00), the amount deferred will only be $2,000.00
- Must vote on it annually.
- Application should be filed in the Fall but can be filed as late as 3 months after the mailing of the Actual Bill (3rd Quarter)

CLAUSE 18 – Hardship

Emergency and temporary

- Must be “Aged”. Assessors use some discretion here.
- Must have a physical impairment
- Must have a financial hardship
- Property must be owner occupied

What do the Assessors need??

- Copy of birth certificate
- Statement of financial hardship
- Letter from physician regarding impairment
- Filled out application

What can the Assessors do??

- They can vote to abate a portion or all of the applicant’s property taxes.
- Must vote on it annually.
- Application should be filed in the Fall but can be filed as late as 3 months after the mailing of the Actual Bill (3rd Quarter)

Do the abated taxed need to be paid back??

- No. Taxes abated on a Clause 18 application do not have to be paid back

Is there a tax lien put on property?

- No. This is NOT a tax deferral. This is an exemption.
- Can the applicant still file for another exemption for which they qualify? Example: Blind, Veteran, Senior, Etc.
- Yes. The Clause 18 (Hardship) can be voted in addition to any other exemption.

PERSONAL EXEMPTION - RULES

WHO MAY FILE AN APPLICATION. You may file an application if you meet all qualifications for a personal exemption as of July 1. You may also apply if you are the administrator or executor of a person who qualified for a personal exemption on July 1.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application for any personal exemption, except local option Clause 41C½ for seniors, must be filed with the assessors by December 15 or 3 months after the actual bills were mailed for the fiscal year, whichever is later. An application for Clause 41C½ must be filed by the earlier abatement application deadline for the fiscal year, which is the same day that the first actual tax payment for the year is due. An application is filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. THIS DEADLINE CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN EXEMPTION AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE.

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WHEN AND WHERE APPLICATION MUST BE FILED. Your application for any personal exemption, except local option Clause 41C½ for seniors, must be filed with the assessors by December 15 or 3 months after the actual bills were mailed for the fiscal year, whichever is later. An application for Clause 41C½ must be filed by the earlier abatement application deadline for the fiscal year, which is the same day that the first actual tax payment for the year is due. An application is filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. THIS DEADLINE CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN EXEMPTION AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE.

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an exemption is granted and you have already paid the entire year's tax as exempted, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an exemption, you may be required to provide the assessors with further information and supporting documentation to establish your eligibility. The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an exemption has been granted or denied.

APPEAL. You may appeal the disposition of your application. The disposition notice will provide you with further information about the appeal procedure and deadline.

EXEMPTION FORMS

State Tax Form 96-1
Revised 2/2007

The Commonwealth of Massachusetts

Name of City or Town

17	41
Assessors' Use only	
Date Received	
Application No.	
Parcel Id.	

SENIOR
FISCAL YEAR ______ APPLICATION FOR STATUTORY EXEMPTION
General Laws Chapter 59 §5

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION
(See General Laws Chapter 59 §60)

Return to: Board of Assessors

Must be filed with assessors on or before December 15 or 3 months after actual (**not** preliminary) tax bills are mailed for fiscal year if later.
Exception: Seniors must file by the **earlier** abatement application deadline if local option Clause 41C½ accepted. See Assessors.

INSTRUCTIONS: Complete the following. Please print or type.

A. IDENTIFICATION. Complete this section fully.

Name of Applicant: ______________________ Marital Status: ______________________

Social Security No. ______________________ (optional) Phone Number: ( )

Legal Residence (Domicile) on July 1, _________ Mailing Address (If different)

No. Street City/Town Zip Code

Location of Property: ______________________ No. of Dwelling Units: 1☐ 2☐ 3☐ 4☐ Other____

Did you own the property on July 1,______ ? Yes☐ No☐

If yes, were you: Sole Owner☐ Co-owner with Spouse Only ☐ Co-owner with Others ☐

Was the property subject to a trust as of July 1, ______? Yes ☐ No ☐

If yes, please attach trust instrument including all schedules.

Have you been granted any exemption in any other city or town (MA or other) for this year? Yes☐ No☐

If yes, name of city or town ______________________ *Amount exempted $* ______________________

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ownership☐	GRANTED☐	Assessed Tax $ ________
Occupancy☐	DENIED ☐	Exempted Tax $ ________
Status ☐	DEEMED DENIED☐	Adjusted Tax $ ________
Income ☐		
Assets ☐		Board of Assessors
Date Voted/Deemed Denied ________		
Certificate No. ________		
Date Cert./Notice Sent ________		
Exemption: Clause		Date:

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

B. EXEMPTION STATUS. Complete the questions that follow.

☐ **SENIOR 70 OR OLDER (65 or older by local option- See Assessors)** Date of Birth ____________

If first year of application, attach copy of birth certificate.

Have you owned and occupied the property as your domicile for at least 11 years? Yes ☐ No ☐

(6 years if local option under Clause 41C½ adopted - See Assessors)

If no, list the other properties you owned and/or occupied during the past 11 years (6 years if local option under Clause 41C½ adopted - See Assessors.)

Address	Dates	Owned	Occupied
		☐	☐
		☐	☐

C. GROSS RECEIPTS FROM ALL SOURCES IN PRECEDING CALENDAR YEAR. Complete this section. Copies of your federal and state income tax return, and other documentation, may be requested to verify your income.

	Applicant & Spouse	Co-owner(s) & Spouse(s)
Retirement Benefits (Social Security, Railroad, Federal, MA & Political Subdivisions)...		
Other Pensions and Retirement Allowances.........		
Wages, Salaries and other Compensation.........		
Net Profits from Business, Profession or Property Rental.........		
Interest and Dividends.........		
Other Receipts (Capital Gains, Public Assistance, etc.).........		
TOTALS		

D. VALUE OF ALL PROPERTY OWNED ON JULY 1 THIS YEAR. Complete this section. Documentation may be requested to verify your assets.

Real Estate	Assessed Valuation	Amount Due on Mortgage	Value
Domicile			
Other			

Personal Estate

Bank Accounts: Name & Address of Bank

Stocks, Bonds, Securities, etc.: Description & Amount

Motor Vehicles & Trailers: Year, Make & Model

Other Non-exempt Personal Property: Kind & Description

TOTAL

SENIOR EXEMPTION FORM Pg 2

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Retirement Benefits (Social Security, Railroad, Federal, MA & Political Subdivisions)...		
Other Pensions and Retirement Allowances..........		
Wages, Salaries and other Compensation		
Net Profits from Business, Profession or Property Rental		
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Other Receipts (Capital Gains, Public Assistance, etc.)		
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Domicile			
Other			

Personal Estate

	Value
Bank Accounts: Name & Address of Bank	
Stocks, Bonds, Securities, etc.: Description & Amount	
Motor Vehicles & Trailers: Year, Make & Model	
Other Non-exempt Personal Property: Kind & Description	
TOTAL	