

**Real Estate and Personal Property
FY2026 DUE DATES:**

Fiscal Year 2026

July 1, 2025 - June 30, 2026

Quarter 1: Due Friday, **Aug 1, 2025**

Quarter 2: Due Monday, **Nov 3, 2025**

(Typically due November 1st, moved to next business day due to 11/1 landing on Saturday.)

Quarter 3: Due Monday, **Feb 2, 2026**

(Typically due February 1st, moved to next business day due to 2/1 landing on Sunday.)

Quarter 4: Due Friday, **May 1, 2026**

Quarters 1 & 2 *preliminary* bill remits
are mailed **together** on July 1st

Quarters 3 & 4 *actual* bill remits are
mailed **together** on January 1st.

Interest begins to accrue the day after
it's due date at 14% per annum.

Payment is not considered made until
it is received by the
Treasurer/Collector's office.

If there is a delinquent balance two
weeks after 4th quarter is due, a \$25.00
demand fee will be issued.

**For more information regarding
Payments, please contact the
Treasurer/Collector's office.**



**For questions regarding payments, please
contact the Treasurer/Collector's office at
781-961-0913**

**For questions regarding abatements,
exceptions, and valuations, please contact
the Assessor's office at 781-961-0906**

Information on your Real Estate Tax Bill

TOWN OF RANDOLPH, MA

**Monday - Friday
8:30am-4:30pm**

**41 South Main Street
Randolph MA 02368**

**Treasurer/Collector's Office
781-961-0913**

**Assessor's Office
781-961-0906**



WAYS TO PAY YOUR BILL

There are MULTIPLE ways to pay your Town of Randolph bills

- IN PERSON: Cash and Check payments are accepted at the Treasurer/Collector's Office, Monday-Friday, 8:30am-4:30pm.
- DROP BOX: The secure payment drop box is located in the front of Town Hall in the half circle driveway. Please do not leave cash in the drop box. Payments are received daily.
- MAILING PAYMENT: Payments can be mailed to the lockbox address on the remit-to portion of the bill or directly to Town Hall. Please do not mail cash.

Town of Randolph
Department 2490
PO Box 986500
Boston MA 02298-6500

Randolph Town Hall
41 South Main St
Randolph MA 02368

- PAYING ONLINE: Make online payments using your debit/credit card or e-check at www.cityhallsystems.com

For more information regarding payments, please contact the Treasurer/Collector's office.

What is Property / Real Estate Tax?

Property tax is an assessment on the ownership of real and personal property. An owner's property tax is based on the assessment, which is the full and fair cash value of the property.

Each year, local assessors in Massachusetts have a constitutional and statutory duty to assess all property at its full and fair cash value under Massachusetts General Law. As of each January 1st, local assessors must classify all real property. Randolph has two classes of tax:

- Residential
- Commercial

What is Personal Property?

Personal property generally includes tangible items that are not firmly attached to land or buildings and are not considered to be part of the real estate, for example, merchandise, furniture, machinery, tools, animals and equipment.

What is CPA?

Community Preservation Act (CPA): In addition to your real estate tax, the Town has approved a surcharge of 2% to be added to the bill. CPA funds are used to support and preserve open space, historic resources, community housing, and utilize land for recreational use.

For more information regarding Abatements and Exemptions please contact the Assessor's office.

What is an Exemption?

An exemption is a release or discharge from the obligation to pay all or a portion of a local property tax. These exemptions can help reduce your tax burden and provide financial relief.

- Senior Citizens for those age 70+
- Veterans and Surviving Spouses
- Blind or Disabled for those individuals with specific disabilities
- Community Preservation Act (CPA) for those age 60 or older
- As well as real estate tax deferrals for Qualifying Persons.

What is an Abatement?

An abatement is a reduction in the amount of a committed tax. A taxpayer may apply for abatement for the following reasons:

- Overvaluation
- Disproportionate assessment
- Misclassification of real property
- Statutory exemption

Preliminary vs Actual Tax Bill
Preliminary Bills (Q1&2) are estimates based on the previous fiscal year's taxes.

Actual Bills (Q3&4) are bills based on the current year's tax rate and valuation.