



Town of Randolph
Office of the Town Assessor
41 South Main Street
Randolph, Massachusetts 02368
781-961-0906

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Overvaluation Abatement Application
All information is confidential.

filing deadline Monday, February 2, 2026
As mandated by MGL C.59 sec.59

Fiscal Year 2026 property values are based on an assessment date of January 1, 2025 and using property sales and economic data from the Calendar Year 2024. Sales and Data from Calendar Year 2025 are not applicable to this tax period. The assessed values are not reflective of current market conditions.

Please read the Taxpayer Information on the back page of the Abatement Form (State Form 128). This Section clarifies the Overvaluation Abatement process and requirements for filing an overvaluation abatement application.

The Overvaluation Application has two forms: 1) Overvaluation Abatement Application (State Form 128) and 2) Property Valuation Form. If you think that your property is overvalued, list sales/assessed values that would substantiate your opinion of value. If you believe the property is improperly classified, this should be noted and explained. A COMPLETE property inspection is a required component of this application. The Assessors may contact you for additional information.

FILING THIS FORM DOES NOT CHANGE THE REQUIRED PAYMENT OF TAXES OR EXTEND OR DELAY DEADLINE TO PAY TAXES.

If you have any questions, please call the office and make sure you have completed all the following:

- √ Make sure to fill out the abatement form completely.
- √ Include a telephone number to assist the Board should they need to contact you.
- √ Tax bill number – This can be found on your tax bill.
- √ Map/Block/Lot – This is your *parcel or account id* shown on your tax bill.
- √ Explain Section C in detail. List your opinion of value
- √ Check the boxes that apply also be sure to check your reason for filing.
- √ Include Map/Block/Lot for all properties to which you are comparing.
- √ Fill out Page 2 regarding your property.
- √ List sales that are comparable to your property on page 3.
- √ List properties similar in assessed value to your property on page 3.
- √ Attach additional information as needed.
- √ Sign and date the form on page 4.
- √ Valid State I.D. or Passport

The deadline for filing is Monday, February 2, 2026
DELIVERED TO THE ASSESSORS OFFICE BY CLOSE OF BUSINESS DAY

APPLICATION FOR ABATEMENT OF REAL PROPERTY TAX
 PERSONAL PROPERTY TAX

FISCAL YEAR 2026

General Laws Chapter 59, § 59

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

Return to: Board of Assessors

Must be filed with assessors not later than due date of first actual (not preliminary) tax payment for fiscal year.

INSTRUCTIONS: Complete BOTH sides of application. Please print or type.

A. TAXPAYER INFORMATION.

Name(s) of assessed owner: _____

Name(s) and status of applicant (if other than assessed owner) _____

Subsequent owner (acquired title after January 1) on _____

Administrator/executor.

Mortgagee.

Lessee.

Other. Specify.

Mailing address _____ Telephone No. () _____

No. Street City/Town Zip Code

Amounts and dates of tax payments _____

B. PROPERTY IDENTIFICATION. Complete using information as it appears on tax bill.

Tax bill no. _____ Assessed valuation \$ _____

Location _____
No. Street

Description _____

Real: _____ Parcel ID no. (map-block-lot) _____ Land area _____ Class _____

Personal: _____ Property type(s) _____

C. REASON(S) ABATEMENT SOUGHT. Check reason(s) an abatement is warranted and briefly explain why it applies. Continue explanation on attachment if necessary.

Overvaluation

Incorrect usage classification

Disproportionate assessment

Other. Specify.

Applicant's opinion of: Value \$ _____ Class _____

Explanation _____

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES. TO AVOID LOSS OF APPEAL RIGHTS OR ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

D. SIGNATURES.

Subscribed this _____ day of _____, _____ Under penalties of perjury.

Signature of applicant _____

If not an individual, signature of authorized officer _____ Title _____

(print or type) Name _____ Address _____ Telephone _____

If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.

TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

REASONS FOR AN ABATEMENT. An abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement.

You may apply for an abatement if your property is: 1) overvalued (assessed value is more than fair cash value on January 1 for any reason, including clerical and data processing errors or assessment of property that is non-existent or not taxable to you), 2) disproportionately assessed in comparison with other properties, 3) classified incorrectly as residential, open space, commercial or industrial real property, or 4) partially or fully exempt.

WHO MAY FILE AN APPLICATION. You may file an application if you are:

- the assessed or subsequent (acquiring title after January 1) owner of the property,
- the personal representative of the assessed owner's estate or personal representative or trustee under the assessed owner's will,
- a tenant paying rent who is obligated to pay more than one-half of the tax,
- a person owning or having an interest or possession of the property, or
- a mortgagee if the assessed owner has not applied.

In some cases, you must pay all or a portion of the tax before you can file.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed during the last 10 days of the abatement application period. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. **THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (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.**

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay all preliminary and actual installments of the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax assessed 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 abatement is granted and you have already paid the entire year's tax as abated, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and permit them to inspect it. Failure to provide the information or permit an inspection within 30 days of the request may result in the loss of your appeal rights.

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 abatement has been granted or denied.

APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline.

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ch. 59, § 61A return	GRANTED <input type="checkbox"/>	Assessed value	_____
Date sent _____	DENIED <input type="checkbox"/>	Abated value	_____
Date returned _____	DEEMED DENIED <input type="checkbox"/>	Adjusted value	_____
On-site inspection		Assessed tax	_____
Date _____		Abated tax	_____
By _____	Date voted/Deemed denied _____	Adjusted tax	_____
	Certificate No. _____		
	Date Cert./Notice sent _____		Board of Assessors
Data changed _____	Appeal _____		_____
	Date filed _____		_____
Valuation _____	Decision _____		_____
	Settlement _____	Date: _____	_____

DEAR TAXPAYER:

IN ACCORDANCE WITH CHAPTER 59, SECTION 61A THE BOARD OF ASSESSORS REQUEST THAT YOU DEAR COMPLETE THE ENCLOSED PROPERTY VERIFICATION FORM SO THAT THE PROPERTY RECORD CARD MAY BE REVIEWED FOR ANY INACCURACIES THAT MAY AFFECT THE VALUE.

1. HOUSE STYLE _____ (CAPE-RANCH-GARRISON-COLONIAL-OTHER)
NUMBER OF STORIES _____ NUMBER OF APTS. _____
EXTERIOR: WOOD _____ BRICK _____ STONE _____ VINYL _____ ALUM _____
AGE OF HOUSE: _____

2. HAS THE PROPERTY BEEN REMODELEDX IN THE LAST 10 YEARS? _____ IF YEAS, BRIEFLY EXPLAIN:

3. TOTAL NUMBER OF ROOMS (EXCLUSIVE OF BATHROOMS & BASEMENT ROOMS) _____

4. NUMBER OF BATHROOM #FULL _____ #HALF BATHS _____

5. NMBER OF BEDROOMS _____

6. DOES THE PROPERTY HAVE A FULL BASEMENT? _____ YES _____ NO

7. HOW MUCH OF THE BASEMENT IS FINISHED? _____ %LVG AREA _____ % RECROOM _____ % OTHER _____ %

8. IS THERE A WALK IN ATTIC? _____ IF YES, IS ANY OF THE ATTIC FINISHED LIVING SPACE? _____ YES _____ NO
_____ % FINISHED

9. NUMBER OF FIREPLACES: _____

10. HEAT: TYPE _____ FUEL _____ CENTRAL AIR _____ YES _____ NO

11. GARAGE: ATTACHED _____ DETACHED _____ UNDER _____ SIZE _____

12. BREEZEWAY: _____ SIZE _____ BARN _____ SIZE _____ CARPORT _____ SIZE _____
SJED _____ SIZE _____
PORCH: ENCLOSED _____ SIZE _____ SCREEN _____ SIZE _____ OPEN _____ SIZE _____
DECK: _____ SIZE _____

13. POOL: ABOVE GROUND _____ IN GROUND _____ SIZE _____

14: DOES YOUR LOT HAVE ANY FACTORS WHICH YOU FEEL AFFECT ITS VALUE? _____

15: A. DATE OF PURCHASE _____ SALE PRICE _____ YES NO

B: AT THE TIME OF PURCHASE DID ANY OF THE FOLLOWING APPLY? (CHECK ONE)

1.	BUYING FROM A RELATIVE	_____	_____
2.	BUYING A PROPERTY WHICH WAS ON THE MARKET FOR MORE THAN 9 MONTHS	_____	_____
3.	BUYING A PROPERTY WHERE THE SELLER TOOK BACK A MORTGAGE	_____	_____
4.	FORCLOSURE OR PROPERTY BOUGHT AT AUCTION	_____	_____

IF YES TO ANY OF THE ABOVE, PLEASE EXPLAIN BELOW:

16. WERE THERE ANY OTHER SOCIAL CIRCUMSTANCES WHICH AFFECTED THE PRICE? _____ YES _____ NO

IF YES, PLEASE EXPLAIN BELOW:

OVERVALUATION CLAIMS ARE BASED ON 1 OF 2 REASONS

A. OVERVALUATION BASED ON SALES MARKET ACTIVITIES.

B. OVERVALUATION BASED ON ASSESSED VALUES OF SIMILAR PROPERTIES.

UPON FILING EITHER (OR BOTH) CLAIMS 3 PROPERTIES OF COMPARISON SHOULD BE SUBMITTED.

A. SALES MARKET COMPARABLE PROPERTIES.

	1 ST SALE	2 ND SALE	3 RD SALE
BUYER			
SELLER			
LOCATION			
MAP-BLOCK-LOT			
SALE PRICE			
SALE DATE			
BOOK/PAGE			

B. SIMILAR PROPERTIES COMPARED BY VALUE

LOCATION/ADDRESS	MAP-BLOCK-LOT	ASSESSED VALUE	OWNER