

Stallard Report

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**Here is a nifty "calculator" can be used to compare residential heating fuel prices and costs.
www.eia.doe.gov/neic/experts/heatcalc.xls**

Are you paying too much in property tax maybe filing for abatement is in order?

Property owners have a right to question the assessed value placed on their property. The procedure for starting is to talk with your local assessor and obtain an application for abatement. For cities and towns with quarterly billing, the process is going on now. It is necessary that your tax bill payment be up to date and that you return the completed form within 30 days of the mail date on your actual tax bill. There are three areas upon which you may appeal: uniformity of assessment, wrong factual information, and valuation.

1. Uniformity of Assessment is when you dispute the value of your property based upon a number of similar properties whose assessed value is lower than yours.
2. Wrong factual information is when you are assessed higher because of a mistake on your property card. For example, you have a one acre lot and you are assessed for a two acre lot. Therefore, ask your assessor for a copy and review it carefully.
3. Valuation is when you dispute the value based upon recent sales of similar properties. You need to find two or three similar properties that sold at a lower price than your assessed value in order to justify a change. If you would like additional information or assistance in reference to filing for abatement of your real estate taxes, please do not hesitate to give me a call at 978-882 4028. I look forward to being of service to you in the near future.

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