

TOWN OF LUNENBURG TOWN MANAGER



Heather R. Lemieux, Town Manager

FOR IMMEDIATE RELEASE

PRESS RELEASE-APRIL 11, 2023 IMPORTANT UPDATES RELATED TO FY 2023 REAL ESTATE TAXES

On January 17, 2023, the Lunenburg Select Board voted to initiate an investigation as authorized by Section 3-2(e) of the Lunenburg Town Charter into the process that contributed to the FY23 property valuation and tax assessments. During this process the date the tax bills were mailed was investigated due to reports it may have been mailed after December 31, 2022. Due to documentation from the Postal Service that contradicts the Affidavit of Mailing from company that handles the mailing of the Town's tax bills and their associated postage statements, it has been determined there is enough doubt for town officials to determine that tax bills may have been mailed after December 31, 2022. Based on this information it has been determined the Town will rely on the Postal Service date of processing, January 6, 2023, as the date of mailing for the 3rd and 4th quarter tax bills. Following this determination, and per M.G.L. c. 59, Section 57C, the due date for the 3rd and 4th quarter tax bills will be May 1, 2023 and no interest is due on 3rd quarter taxes between the period of February 1, 2023 and May 1, 2023. The Tax Collector will be adjusting any interest amounts or interest paid on tax payments that were made after the original February 1, 2023 deadline. Any interest on 3rd quarter tax bills paid after February 1, 2023 will be applied as a partial payment towards the 4th quarter tax payments. If both the 3rd and 4th quarters have been paid and the adjustment of interest results in an overpayment based on the total amount due for the fiscal year, the Collector's Office will initiate refunds after June 30, 2023. If you have questions related to your FY 2023 property tax bills, please contact the Tax Collector's Office at (978) 582-4130.

Under M.G.L. c. 59, Section 59, the Lunenburg Board of Assessors has voted that based on the reliance of a tax bill mailing that is later than December 31, 2022, the deadline for anyone who has not already submitted a tax abatement application is now May 1, 2023. Tax abatement applications can be found on the town website at:

<https://www.lunenburgma.gov/departments/assessors-office/real-estatepersonal-property-abatement-forms-procedure>

For anyone who has previously submitted a tax abatement application to the Board of Assessors and is approaching the 90-day deadline, the Assessor's Office has mailed out extension form letters. The Board of Assessors, and the consultant the Town has hired to assist the Town in conducting all the necessary inspections and valuation recommendations to the Board of Assessors, is making all efforts to meet the 90-day deadline from the date the applicant filed the tax abatement request to the Assessors, but due to the sheer volume of applications, applications may require an extension in order not to be deemed denied. Written consent from property owners is required for extensions and the length of the extension is at the discretion of the property owner. The property owner also has the right to request more than one extension if the length of the first extension is not sufficient. Extension forms can be found on the town website at: <https://www.lunenburgma.gov/departments/assessors-office/real-estatepersonal-property-abatement-forms-procedure>

Questions related to tax bill amounts due or interest amount adjustments should be directed to the Tax Collector's Office at (978) 582-4130 x 2. Questions related to filing an abatement and extension requests should be directed to the Assessor's Office at (978) 582-4130 x 5.