

# FY2026 – REAL ESTATE TAX EXEMPTIONS

Assessor’s Office – 25 Bryant Lane, Tyngsborough, MA 01879 – 978-649-2300 x 121

Clause Program	Exemption Amount	Requirements
<b>Senior Deferral</b>	<ul style="list-style-type: none"> <li>Any amount up to 100% of taxes may be deferred.</li> </ul>	<ul style="list-style-type: none"> <li>Age 65 years as of July 1.</li> <li>Domiciled in MA previous five (5) years.</li> <li>Maximum gross income: \$64,000</li> <li>Deferred taxes @ 4% interest.</li> <li>A lien must be recorded at Registry of Deeds.</li> </ul>
<b>Senior</b>	<ul style="list-style-type: none"> <li>Minimum Exemption: \$1,000</li> <li>Maximum Exemption: \$2,000</li> </ul>	<ul style="list-style-type: none"> <li>Age 65 years as of July 1.</li> <li>Domiciled in MA previous five (5) years.</li> <li>Max. Gross Income: <b>Single: \$29,200; Married: \$43,800</b></li> <li>Max. Assets: <b>Single: \$58,400; Married: \$80,400</b></li> </ul>
<b>Senior/Surviving Spouse/Minor Child</b>	<ul style="list-style-type: none"> <li>Minimum Exemption: \$255.70</li> <li>Maximum Exemption: \$511.40</li> </ul>	<ul style="list-style-type: none"> <li>Age 65 years as of July 1<sup>st</sup> – Seniors only.</li> <li>Domiciled in MA for previous five (5) years.</li> <li>Max. assets: <b>Single: \$58,400; Married: \$80,400</b></li> </ul>
<b>Financial Hardship Deferral (Temporary)</b>	<ul style="list-style-type: none"> <li>Any amount up to 100% of taxes may be deferred.</li> </ul>	<ul style="list-style-type: none"> <li>Domiciled in MA previous ten (10) years.</li> <li>Deferred taxes up to three (3) years @ 4% interest.</li> <li>A lien must be recorded at Registry of Deeds.</li> </ul>
<b>Financial Hardship</b>	<ul style="list-style-type: none"> <li>Any amount up to 100% of taxes may be granted at the Board of Assessors discretion.</li> </ul>	<ul style="list-style-type: none"> <li>Age 55 years as of July 1.</li> <li>Domiciled in Tyngsborough previous two (2) years.</li> <li>Must have a physical or mental disability.</li> <li>Must have a financial hardship.</li> </ul>
<p><b>All applications with income &amp; assets limits are required to submit the following documentation to verify:</b></p> <ol style="list-style-type: none"> <li>Income includes: Federal tax return (if filed), <b>or</b> Social Security statements, Pension/IRA annual disbursement statements, Interest, etc.</li> <li>Assets (exclusive of domicile) include: All checking and savings statements, annuities, CDs, mutual funds, stocks or bonds, other property owned, etc.</li> </ol>		
<b>Veterans</b>	<ul style="list-style-type: none"> <li>Minimum Exemption: \$400</li> <li>Maximum Exemption: \$2,000</li> </ul>	<ul style="list-style-type: none"> <li>Domiciled in MA for the preceding year.</li> <li>Min. 10% service-connected disability as of July 1.</li> <li>Honorable discharge; Provide DD214 (first year only).</li> </ul>
<b>Blind Persons</b>	<ul style="list-style-type: none"> <li>Minimum Exemption: \$500</li> <li>Maximum Exemption: \$1,000</li> </ul>	<ul style="list-style-type: none"> <li>Legally blind as of July 1.</li> <li>Massachusetts Division of the Blind certificate required.</li> </ul>
<b>CPA Surcharge</b>	<ul style="list-style-type: none"> <li>Full exemption of the CPA Surcharge as billed.</li> </ul>	<ul style="list-style-type: none"> <li>Must own property as of January 1 of preceding year.</li> <li>Income limits vary depending on age and household size.</li> </ul>
<b>Elderly/Disabled Taxation Aid Fund</b>	<ul style="list-style-type: none"> <li>Any amount up to 100% of taxes may be granted at the Taxation Aid Committees discretion.</li> <li>Applications due on November 1 and March 1.</li> </ul>	<ul style="list-style-type: none"> <li>Elderly – Age 60 years as of July 1.</li> <li>Disabled – Does not have an age limit.</li> <li>Domiciled in Tyngsborough for the preceding year.</li> <li>Max. Gross Income: \$40,000</li> </ul>
<b>Senior Tax Work Off</b>	<ul style="list-style-type: none"> <li>Maximum Exemption: \$1,500</li> <li>Applications available October 2 and due November 2.</li> </ul>	<ul style="list-style-type: none"> <li>Age 60 years as of July 1.</li> <li>Tyngsborough Resident previous 5 years.</li> <li>Max. Gross Income: Single: \$40,000; Married: \$60,000</li> </ul>

**NOTE: All applications & financial information remain confidential.** Any persons holding a “life estate” do meet the ownership requirement. Properties that are in a trust, an applicant must be a trustee and beneficiary.  
Applications available at [www.tyngsboroughma.gov/188/assessors](http://www.tyngsboroughma.gov/188/assessors).

**All Applications are due by April 1, 2026 (with the exception of Senior Tax Work Off & Taxation Aid Fund).**