

FINANCIAL HARDSHIP:
FISCAL YEAR 2026 APPLICATION FOR PROPERTY TAX DEFERRAL
General Laws Chapter 59, § 5, CLAUSE 18A

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

Return to: Board of Assessors
Must be filed with assessors no later than **April 1**.

INSTRUCTIONS: Complete the following.

A. IDENTIFICATION:

Name of Applicant _____		Parcel ID _____
Telephone Number _____	Email _____	
Marital Status _____	Location of Property: <u>TYNGSBOROUGH</u>	
Legal Residence (Domicile) on July 1, <u>2025</u>	No. of Dwelling Units: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> Other: _____	
NO. STREET	CITY/TOWN	ZIP CODE
Mailing Address (If different)		
NO. STREET	CITY/TOWN	ZIP CODE
Are you a new applicant? Yes <input type="checkbox"/> No <input type="checkbox"/>	Occupation _____	
<i>If yes, please provide a copy of birth certificate.</i>		
Did you own the Property on July 1, <u>2025</u> and for the prior 10 years? Yes <input type="checkbox"/> No <input type="checkbox"/>		
<i>If no, list the other properties you owned and /or occupied during the past 10 years.</i>		
Address	Dates	Owned Occupied
_____	_____	<input type="checkbox"/> <input type="checkbox"/>
_____	_____	<input type="checkbox"/> <input type="checkbox"/>
<i>Continue list on attachment in same format as necessary.</i>		
Have you been granted any exemption in any other city or town (MA or other) for this year? Yes <input type="checkbox"/> No <input type="checkbox"/>		
<i>If yes, name of city or town _____ Amount exempted \$ _____</i>		

DISPOSITION OF APPLICATION (ASSESSOR'S USE ONLY)

Ownership <input type="checkbox"/>	GRANTED <input type="checkbox"/>	Assessed Tax \$ _____	Assessed CPA \$ _____
Occupancy <input type="checkbox"/>	DENIED <input type="checkbox"/>	Exempted Tax \$ _____	Exempted CPA \$ _____
Status <input type="checkbox"/>	DEEMED DENIED <input type="checkbox"/>	Adjusted Tax \$ _____	Adjusted CPA \$ _____
Income <input type="checkbox"/>	CPA ONLY <input type="checkbox"/>		
Assets <input type="checkbox"/>		Board of Assessors	
Bill Number _____	_____		
Certificate Number _____	_____		
Date Deemed Denied _____	_____		
	Date: _____		

B. PERSONS WITH INTEREST IN PROPERTY:

Did you own the property on July 1, 2025? Yes No
If yes, were you: Sole Owner Co-owner with Spouse only Co-owner with others

Was there a mortgage on the property on July 1, 2025? Yes No
If yes, amount due on mortgage: \$ _____ Name of mortgagee(s) _____

Was the property subject to a life estate as of July 1, 2025? Yes No
If yes, name(s) of Remaindermen (person(s) receiving property after your death) _____

Was the property subject to a trust as of July 1, 2025? Yes No
If yes, please attach trust to have on file. If any changes are made, please provide updated documents.

C. REASON FOR HARDSHIP: Check the reason that applies and provide documentation.

ACTIVATED MILITARY PERSONNEL

Initially enlisted in the armed forces

Military status changed to active duty.

Date of activation to active duty: _____ Attach copy of orders.

UNEMPLOYMENT

Provide employment history over the last two years, including employer(s), dates, salaries, reasons for leaving.

ILLNESS OR DISABILITY

Provide a detailed description of the physical or mental illness, disability or impairment.

Attach a physician's letter documenting your infirmity.

OTHER

Provide a detailed explanation

D. FAMILY ASSISTANCE: Complete this section if you are receiving any financial assistance from family members.

Name	Relationship	Residence	Occupation	Wages	Assistance given
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Continue list on attachment in same format as necessary.

E. FINANCIAL STATEMENT: Complete this section if you are receiving any financial assistance from family members

ASSETS		LIABILITIES	
REAL ESTATE			
Domicile value	\$ _____	Mortgage outstanding balance	\$ _____
Other value	_____		_____
PERSONAL ESTATE			
Motor vehicle values (year/make/model)	_____	Car loan balances	_____
	_____		_____
Bank account balances (Bank name)	_____		_____
	_____		_____
Other (specify)	_____	Other outstandings debts (personal loans, credit cards, etc.)	_____
	_____		_____
TOTAL	\$ _____	TOTAL	\$ _____
2024 GROSS INCOME		Monthly	EXPENSES
	Monthly		Monthly
Wages & salaries – Annual \$ _____	\$ _____	Mortgage payments (including taxes)	\$ _____
Unemployment compensation	_____	Food	_____
Social Security	_____	Utilities	_____
Other pension/retirement	_____	Electricity	_____
Public assistance	_____	Gas	_____
AFDC	_____	Heating fuel	_____
Food stamps	_____	Telephone	_____
Fuel assistance	_____	Water/sewer	_____
Other	_____	Debt Payments	_____
Rental income	_____	Car loans	_____
Business/professional profits	_____	Credit cards	_____
Interest/dividends	_____	Personal loans	_____
Other (specify)	_____	Fixed expenses	_____
	_____	Car insurance	_____
	_____	House insurance	_____
	_____	Other (specify)	_____
	_____		_____
	_____		_____
TOTAL	\$ _____	TOTAL	\$ _____

F. SIGNATURE: Sign here to complete the application.

This application has been prepared or examined by me. Under the pains and penalties of perjury, I declare that to the best of my knowledge and belief, this return and all accompanying documents and statements are true, correct and complete.

Signature

Date

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

TAXPAYER INFORMATION ABOUT FINANCIAL HARDSHIP EXEMPTION

FINANCIAL HARDSHIP DEFERRAL. You may be able to defer all or a portion of the taxes assessed on your domicile if you do not have the financial resources to pay them because of a change to active military service (not including initial enlistment), unemployment, illness or other type of temporary hardship. Qualifications are established locally by the board of assessors. More detailed information may be obtained from your assessors.

WHO MAY FILE AN APPLICATION. You may file an application if you owned and occupied the property and meet all qualifications for a financial hardship exemption as of July 1.

REPAYMENT. Unlike an exemption, a tax deferral simply allows you to postpone payment of your taxes. If you qualify, you must enter into a tax deferral agreement that may cover a maximum period of three consecutive fiscal years. At the end of the deferral, the deferred taxes must be paid, along with interest. You may pay the deferred taxes in five annual installments, with each installment equal to one-fifth the total deferred taxes, plus interest on the unpaid balance. The first installment is due two years after the last year of the deferral.

Once you have entered into a tax deferral agreement, the assessors will record a statement at the Registry of Deeds. That statement continues the lien that already exists on your property by law to ensure the payment and collection of your taxes. Once the deferred taxes are repaid, the lien is released. However, if the deferred taxes are not paid, your city or town will be able to recover the amount by foreclosing on the lien in Land Court.

INTEREST. You must also apply for a hardship deferral in either or both of the next two years. If you qualify, you may defer taxes so long as the amount due, including accrued interest, does not exceed 50% of your share of the full and fair cash value of the property. Interest at an annual rate of 8% per annum is charged on deferred taxes until the property is sold, your death, or the death of your surviving spouse if a new agreement has been entered into. The interest rate then increases to 16% per annum until the deferred taxes are paid.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before April 1, or 3 months after the actual bills were mailed for the fiscal year, whichever is later. THIS DEADLINE CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN EXEMPTION AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. AN APPLICATION IS FILED WHEN RECEIVED BY THE ASSESSORS.

PAYMENT OF TAXES. Filing an application does not stay the collection of your taxes. Failure to pay the tax when due may also subject you to interest charges and collection action. To avoid any additional charges, you should pay the tax as assessed if possible. If an exemption is granted and you have already paid the entire year's tax as exempted, you will receive a refund of any overpayment. If you are unable to make your payments, inform the assessors when you file your application.

ASSESSORS DISPOSITION. Upon applying for a financial hardship exemption, you may be required to provide the assessors with further information and supporting documentation to establish your eligibility. The assessors have 3 months from the date you 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 exemption has been granted or denied.

APPEAL. In order to obtain a review of the assessors' decision on your application for a financial hardship exemption, you must bring a civil action in the Superior Court of Supreme Judicial Court. This action must be brought within 60 days of the decision.



Town of Tyngsborough

Assessor's Office

25 Bryant Lane
Tyngsborough, MA 01879
(978) 649-2300 x 121

Chief Assessor

Lauren M. Woekel

Assistant Assessor

Evanne Foss

Board of Assessors

Ann Conant, Chair

Marie Lambert

George Gaynor

Financial Hardship Deferral Documentation Requirements

First Time Applicants:

We require that you bring in your **birth certificate** to be copied by the Assessor's Office along with the following documentation.

Applications must also include copies of the following **REQUIRED** documents:

1. 2024 Gross Income

- Federal Income Tax Return (Preferred Document), OR
- Proof of ALL Income Sources Received

2. Proof of Assets from April 1, 2025 – June 30, 2025

- ALL Checking Accounts, Savings Accounts, CD's, IRA Accounts, 401K, Out of State Bank Accounts
- All other real estate owned in addition to Tyngsborough residence

3. Liabilities

- Current statements of Mortgage, Loans, Credit Cards, etc.

4. Expenses

- Copy of applicable expenses

Please complete all sections of the application. Incomplete applications delay timely processing of your tax exemption.

Applications are due to the Assessor's Office no later than April 1.

NOTE: If you happen to sell your home after filing your application, please notify the Assessor's office of new mailing address to receive a refund, if exemption is granted.

If you have any questions, or require assistance with the form, please contact the office at 978-649-2300 x 121 or escott@tyngsboroughma.gov. Office hours are Monday 8:30 AM to 4:30 PM; Tuesday 8:30 AM to 4:30 PM; Wednesday 8:30 AM to 7:00 PM; Thursday 8:30 AM to 4:00 PM; Town Hall is closed on Fridays.