

## Massachusetts Property Revaluations in 2021

The state of Massachusetts will undergo a full revaluation of all 14 counties in 2021. State law demands that all property in the town be assessed within ten percent of market value every three years. The scheduled valuation date for an assessment is January 1st prior to the fiscal year, and the revaluation indicates market values for the year prior to the valuation date.

During a statewide revaluation, each community's assessors conduct and develop a suitable and realistic program to attain the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessor's analysis and consideration of a few factors, including but not limited to the results of a previous sales ratio study or accuracy of existing property record information. As a commercial property owner and taxpayer, you are able to disagree with the assessor's analysis of your property, and have the right to submit an appeal within three months of your property's analysis.

Do not risk an increase in your property's value or a delayed appeal in 2021. Paradigm Tax Group has an experienced team located in Massachusetts that can help you navigate the revaluation process before the actual assessment is issued and through the appeal process. We encourage our customers to be proactive as possible and consult with our experts before assessment notices are issued given the small window of time to file an appeal. Paradigm will work with you to help revalue the entirety of your affected portfolio by submitting an appeal and by providing evidence to ensure that an error has been occurred by the assessors of the property. Our expert tax consultants will put utilize their extensive experience and resources to work on your behalf, making sure your property taxes do not increase in 2021 as the result of a revaluation.

### The following Counties are scheduled for revaluation in 2021

Middlesex County  
Worcester County  
Essex County  
Suffolk County  
Norfolk County  
Bristol County  
Plymouth County

Hampden County  
Barnstable County  
Hampshire County  
Berkshire County  
Franklin County  
Dukes County  
Nantucket County

## MEET OUR MASSACHUSETTS REVALUATION EXPERT



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As licensed appraiser in the state of Massachusetts with over 30 years of property tax consulting and assessment experience, Jim Doherty is ready to handle all of your revaluation and appeal needs.