

# TOWN OF LUNENBURG

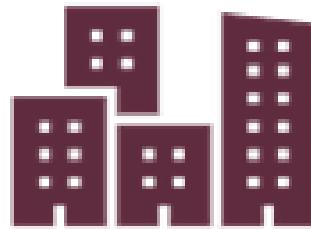


## FY2026 SENIOR REAL ESTATE TAX EXEMPTION PRESENTATION

AUGUST 13, 2025



# COMMONLY USED TERMS



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**Assessed Value** – The fair cash value placed on your property for tax purposes and is determined by documented sales in Lunenburg.

**Fair Market Value** – Market value is the probable amount your home would sell for in the current market to a knowledgeable and willing buyer.

**Tax Levy** – The total amount of money the town needs to raise through property taxes each year.

**Tax Rate** – The amount per \$1,000 of assessed value used to calculate your property tax bill.

**Property Record Card** – A document showing your property's characteristics, assessment, and valuation details.

**Classification** – How property is grouped for tax purposes (e.g., residential, commercial).

**Fiscal Year (FY)** – The Town's budget year, running from July 1 to June 30.

# Common Used Terms Continued



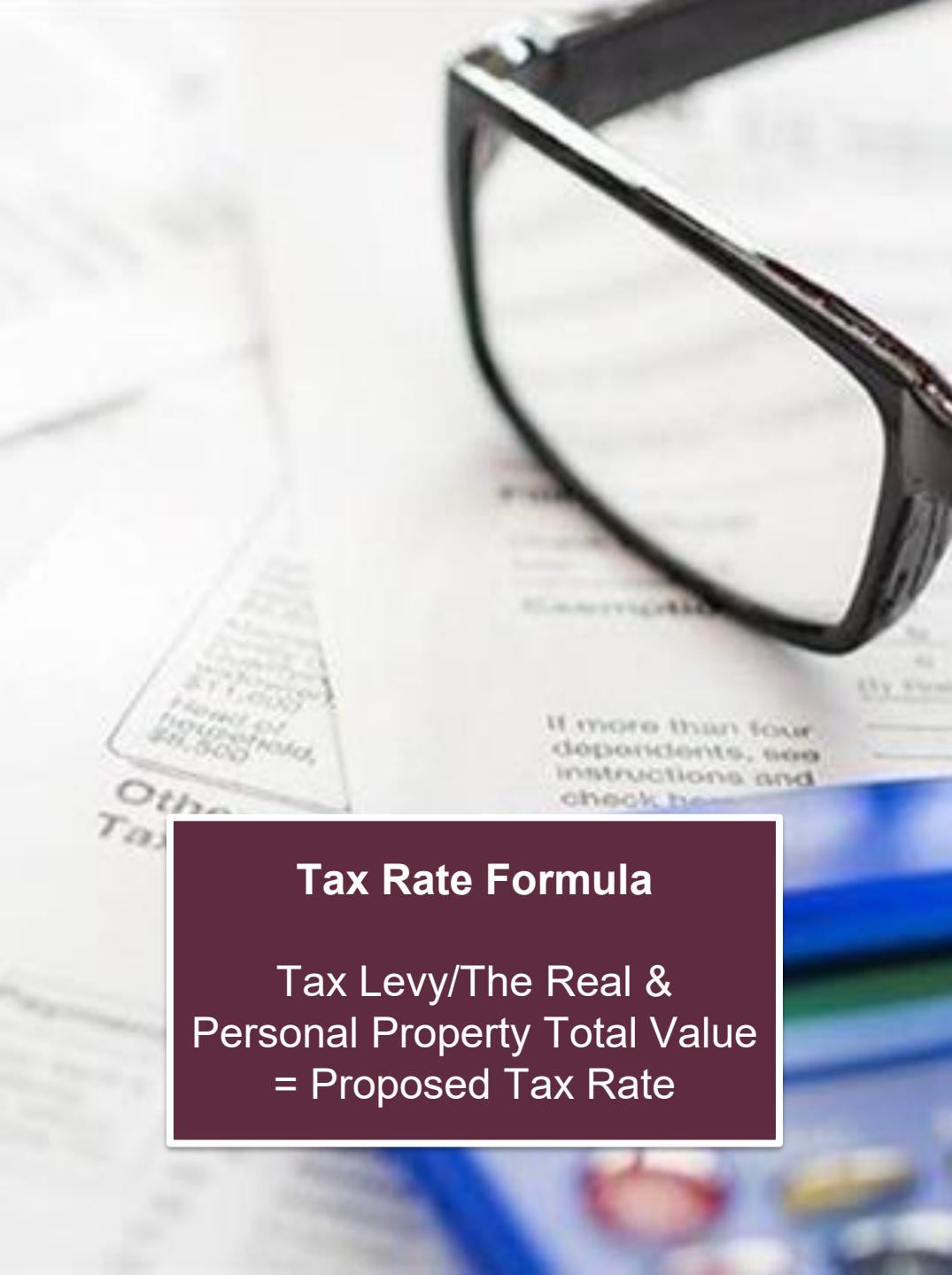
**CIRCUIT BREAKER CREDIT**-An income tax credit available for certain individuals aged 65 or older who own or rent a principal residence in Massachusetts. This credit is designed to help alleviate the financial burden of property taxes for seniors. To qualify, individuals must meet specific income thresholds and occupy their residence as their primary home. **The maximum credit amount for tax year 2024 is \$2,730 and is handled by a tax preparer not the Assessor's office.**



**REAL ESTATE ABATEMENT**-A real estate abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement. The abatement process involves filing an application with the Assessors Office, which will include a property inspection, and decisions are made within three months of the application date.



**REAL ESTATE EXEMPTION**-reduces a property tax obligation for certain qualifying taxpayers: elderly persons, blind persons, disabled veterans, surviving spouse or minor child. Exemptions are established by the legislature for particular categories of property or persons and are generally found in General Laws Chapter 59 Section 5. The exemption process involves filing an application with the Assessor's Office to determine qualification with required supporting documentation. The Board of Assessors make the decision for the qualification of a real estate exemption.



# ROLE OF THE ASSESSORS

## How is your Assessed Value Determined and Who Determines the Tax Rate?

- The role of the Board of Assessors is to value property for the purpose of equitable taxation based on Fair Market Value by what sales have taken place for the prior calendar year.
- The amount of your tax bill is determined from the assessed value on your property record card.
- The Board of Assessors does not set the tax rate.
- The tax rate is determined each year by the Levy and Real and Personal Property Total Values.
- FY2026 will be based on 2024 sales and 2023 sales when classes that had limited sales. This will be done in accordance with state guidelines and reviewed by the Massachusetts Department of Revenue.
- Residents who attend the Annual Town Meeting decide what services the Town of Lunenburg provides. These decisions impact the tax rate.

### Tax Rate Formula

Tax Levy/The Real &  
Personal Property Total Value  
= Proposed Tax Rate

# FISCAL YEAR TAX RATE HISTORY

FISCAL YEAR	RESIDENTIAL TAX RATE	CIP TAX RATE
2025	\$14.36	\$14.36
2024	\$14.10	\$14.10
2023	\$14.62	\$14.62
2022	\$17.19	\$17.19
2021	\$17.74	\$17.74

\*FY2026 ESTIMATED TAX RATE WILL BE DETERMINED IN THE FALL AFTER THE SELECT BOARD VOTE AT TAX CLASSIFICATION HEARING.



# SENIOR DEADLINE CHECKLIST

- **REVIEW YOUR PROPERTY RECORD CARD**
- **Real Estate Tax Abatement Deadline**: February 2, 2026
- **Real Estate Exemption Submittal Deadline**: April 1, 2026
- **New Senior Means Tax Exemption Deadline**: September 3, 2025

**EXEMPTION APPLICATIONS WILL BE MAILED ON SEPTEMBER 1, 2025.**

**CALL THE ASSESSOR'S OFFICE WITH ANY QUESTIONS AT 978-582-4145.**

**WE ARE HERE TO HELP!**

## Property Record Card, Page 1

# Property Record Card, Page 2

Property Location  
123 Main St  
Vision ID 637

Account # 162032000060000

Map ID 032.0/ 0006/ 0000.0 /  
Bldg # 1

Bldg Name  
Sec # 1 of 1 Card # 1 of 1

State Use 1010  
Print Date 1/13/2025 11:57:09 A

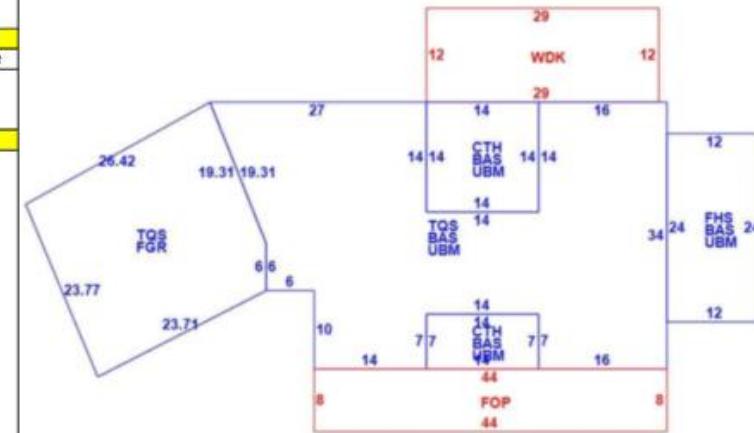
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	CP	Cape Cod			
Model	01	Residential			
Grade	04	Average +10			
Stories	1.75				
Occupancy	1		<b>MIXED USE</b>		
Exterior Wall 1	11	Clapboard	Code	Description	
Exterior Wall 2			1010	Single Family	
Roof Type	03	Gable/Hip		100	
Roof Cover	03	Asph/F Gls/Cmp		0	
Interior Wall 1	00	Typical		0	
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	00	Typical	Rcn	677,433	
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc	AYB	2005	
AC Type	03	Central	Effective Year Built	2012	
Bedroom(s)	4		Depreciation Code	G	
Full Bath(s)	3		Remodel Rating		
Half Bath(s)	2		Year Remodeled		
Extra Fixture(s)	1		Depreciation %	12	
Total Rooms	9		Functional Obsol	0	
Bathroom Quali	T	Typical	Economic Obsol	0	
Kitchen Quality	T	Typical	Trend Factor	1	
Extra Kitchen(s)	0		Condition		
Foundation			Condition %		
Bsmt Garage C	0		Percent Good	88	
Gas Fireplaces	0		RCNL	596,100	
Stacks			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
Fin Bsmt Area	0		Misc Imp Ovr		
Fin Bsmt Grade			Misc Imp Ovr Comment		
Basement Type			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	% Good	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	96	5.20	2008	A		50	A	1.00	200

## BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Unit Cost	Undeprec Value
BAS	First Floor	1,991	1,991	144.91	288,507
CTH	Cathedral Ceiling	0	294	15	2,174
FGR	Garage	0	623	249	36,081
FHS	Fin Half Sty	173	288	173	25,069
FOP	Open Porch	0	352	88	12,752
TQS	Three Qtr Sty	1,626	2,032	1,626	235,616
UBM	Unfin Bsmt	0	1,991	498	72,163
WDK	Wood Deck	0	348	35	5,072
Ttl Gross Liv / Lease Area		3,790	7,919	4,675	



123 Main St

# FY2026 Lunenburg Real Estate Tax Exemptions



## What is a Real Estate Tax Exemption?

Creates a reduction in real estate taxes each year.  
Each type of exemption has different qualifications.  
Each type of exemption has a different application

## What is required to apply for an Exemption?

To receive an exemption, you must apply every year.  
Applicant may be required to provide the following:

- ✓ Birth Certificates
- ✓ Evidence of Domicile & Occupancy
- ✓ Income Tax Returns & Bank Statements
- ✓ If property in Trust, submit full trust documents

## Deadlines

Deadline to File an Application is April 1, 2026.

ELDERLY	VETERANS			SURVIVING SPOUSE & MINOR	BLIND
CLAUSE 41D	CLAUSE 22	CLAUSE 22D	CLAUSE 22E	CLAUSE 17E & 17F	CLAUSE 37A
✓ Exemption Amount: \$1,029	✓ Exemption Amount: \$400	✓ Exemption Amount: Full	✓ Exemption Amount: \$1,000	✓ Exemption Amount: \$353	✓ Exemption Amount: \$500
✓ Age: Must be 65 as of July 1.	✓ Certification of a service connected disability or death from the U.S. Department of	✓ Surviving Spouses (who have never remarried) of Military personnel who on or after September 11, 2001, 1) were killed or went missing in action and are killed in combat or 2) died as a result of injuries sustained or diseases contracted in combat.	✓ Veterans who have a Service Connected Disability of 100%.	✓ Surviving Spouse or Persons Over 70 who do not Qualify For 41D.	✓ Must submit a Certificate of Legal Blindness from the MA. Commiss. for the Blind
✓ INCOME LIMIT: Single:\$32,571 Married:\$40,946	Veterans Affairs or Branch of U.S. military service from which discharged.		✓ Spouses (where Veteran's Spouse Owns the Domicile) or Surviving Spouses of Veterans Entitled to Exemption Under Clause 22E.	✓ ASSET LIMIT: \$68,244 ✓ 17E allows the Asset Limit to increase per COLA as of July 1, 2025.	
✓ ASSET LIMIT: Single:\$54,492 Married:\$75,172	✓ Must Provide Evidence of Residency, Ownership, Domicile and Occupancy.			✓ 17F allows the Exemption Amount to increase per COLA as of July 1, 2025.	
✓ Must Own/Occupy Property For 5 Years.		✓ Must have lived in MA for 5 consecutive yrs. or soldier had been domiciled in MA for at least 6 mos. before end of service.			
✓ Lived in MA for 10 Years.				✓ Must Have Lived in MA for Preceding 10 Years and Owned Property for 5 Years.	

\*\*41D AND 17E & F WILL HAVE THE YEARLY COLA (COST OF LIVING ADJUSTMENT) FOR FY2026 (as of July 1, 2025).

Assets include checking/savings account, stocks, bonds, 401K's, IRA's, recreational vehicles, 2nd homes, etc.

FOR MORE INFORMATION, PLEASE CONTACT THE ASSESSORS OFFICE AT 978-582-4145

Lynda McQuade, Principal Assessor - [lmcquade@lunenburgma.gov](mailto:lmcquade@lunenburgma.gov)

Robin Nano, Administrative Assessing Assistant - [rnano@lunenburgma.gov](mailto:rnano@lunenburgma.gov)

6/9/2025 Rev.

# NEW SENIOR MEANS TESTED TAX EXEMPTION



Lunenburg has adopted a new “Senior Means-Tested Tax Exemption” for Lunenburg seniors who were granted the circuit breaker income tax credit and meet certain income and asset criteria. The goal of the new tax exemption is to provide property tax relief to older homeowners and help them continue to be able to afford to live in Lunenburg.

**The maximum exemption amount for FY2026 is \$2,730 AND WILL BE DETERMINED BY THE BOARD OF ASSESSORS.**



If you’re eligible, the credit will be applied to the property tax bill that you will receive in December 2025.

**Eligibility based upon a maximum assessed value of \$540,000.**

# SENIOR MEANS TESTED REAL ESTATE TAX EXEMPTION



## ELIGIBILITY REQUIREMENTS:

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**Age:** Applicant must be 65 or older.

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**Residency:** Must have owned and occupied primary residence in Lunenburg for the past 15 years.

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**Circuit Breaker Income Tax Credit:** Applicant must have been granted the circuit breaker income tax credit in 2024.

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**Income:** Annual income for 2024 cannot exceed \$72,000 for single individuals, \$91,000 for Head of Households or \$109,000 for Married Couples.

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**Assets:** Asset limit is \$275,000. Assets include a second home, trust fund, securities, 401Ks, savings accounts, bonds, etc.

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**Yearly Submittal:** Applicant must submit an application every year to apply for exemption.

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**Other Exemptions:** Applicant may also qualify for an Elderly Exemption within the fiscal year.

# NEW SENIOR MEANS TESTED TAX EXEMPTION

NOT SURE IF YOU QUALIFY FOR THIS EXEMPTION?



The Assessor's office would be happy to help!

To reach our office, please call  
**978-582-4145** or stop by our office on  
the first floor of Town Hall and  
someone will assist you.

# Summary of Checklist



- ✓ Review your property record for accuracy.
- ✓ Check Eligibility for Real Estate Exemptions.
- ✓ Submit applications and necessary paperwork by deadline dates.

## Deadline Dates

- ❖ September 3, 2025 - Senior Means Tested Real Estate Tax Exemption
- ❖ February 2, 2026 - Real Tax Estate Abatement
- ❖ April 1, 2026 - Real Estate Tax Exemption



**Any questions? Contact [lcajka@lunenburgma.gov](mailto:lcajka@lunenburgma.gov)  
Thank You! Lunenburg Board of Assessors**