



Town of Rowe
FRANKLIN COUNTY
MASSACHUSETTS
01367

Settled as Myrfield 1763 ▪ Incorporated as Rowe 1785

Office of the Tax Collector
321 Zoar Rd
Rowe, Massachusetts 01367
www.rowe-ma.gov
Ph: 413-339-5520

Dear New Property Owner:

Congratulations and all the best to you in your new home. Because this may be your first home, or your previous home was in a community that did not use the semi-annual system for billing real estate taxes, I want to explain to you about semi-annual real estate taxes in Rowe. There has been some confusion for new taxpayers in the past, which resulted in them inadvertently paying their taxes late. Below are listed important "tax facts" for your information, and to help you avoid a similar situation.

FACT 1: **The previous owners' name will continue to appear on tax bills as the record owner for the remainder of the current calendar year. Your name will appear below it as care of (C/O).**

Explanation: Massachusetts General Law require that property be assessed to the record owner as of January 1st of the year proceeding the fiscal year (e.g. January 1, 2023 for FY2024). The Assessors Office receives a copy of the new deed from the Registry of Deeds after the recording. At that time they will enter the new owner information for mailing purposes. If you desire a different mailing address from the address listed in the context of the deed, please contact the Assessor's Office.

FACT 2: **Tax bills are due 2 times a year- November 1 (1st Half), and May 1 (2nd Half).**

Explanation: Rowe is on a semi-annual tax billing system. Both bills of the fiscal year (the fiscal year begins on July 1 and ends on June 30) are *actual* bills, and each bill is based on the *actual* tax rate and the *actual* property value for the fiscal year.

FACT 3: **Interest is charged at 14% on all overdue bills, as set by state statute, and failure to receive a bill does not prevent this interest charge if the payment is late.**

Explanation: The state legislature has determined that a property owner is responsible for paying real estate taxes on time, even if he or she did not receive a bill. Please make note of the due dates I have listed above, and call the Tax Office at (413) 339-5520 between 9:00 am and 4:00 pm if you do not receive your bill.

FACT 4: **Abatement applications can only be filed after receipt of your actual fiscal year tax bill, which has your valuation as determined by the Board of Assessors.**

Explanation: Each year the Board of Assessors determine the value of all properties in the Town, and your notification of that value is on the actual real estate bill. If you believe this valuation to be in error, by state statute you have 30 days from the date the actual bill was mailed to you to file an abatement application with the Board of Assessors.

Lastly, if this is a second home and not your primary domicile, please be aware you will be subject to a Personal Property tax on the contents of the property. For more information, please contact the Assessor's Office at (413) 339-5520.

I hope this letter will help you become more aware of how real estate taxes are billed in Rowe. Tax assessment and many state statutes in Massachusetts govern municipal tax collection and this office will try and help you, the taxpayer, as much as possible while still adhering to these laws.

Please call this office if we can answer any questions for you at (413) 339-5520, or visit our website www.rowe-ma.gov. You can view and pay your accounts directly online for a fee of \$.40 using your banking account or 3% using your credit card information.

I hope you enjoy living in Rowe.

Thank you,

Ben Gelb
Tax Collector
Treasurer
Notary Public
Town of Rowe
treasurer@rowe-ma.gov
413-339-5520

Mondays, Tuesdays, and Thursdays 9:00-4:00