



Town of Clarksburg, Board of Assessors, 111 River Road, Clarksburg MA 01247

SENIORS

GUIDE TO LOCAL PROPERTY TAX EXEMPTION For Fiscal Year 2025 under MGL Ch. 59 sec 5 Clauses 41C

Clause 41C provides a \$500 real estate tax exemption to seniors 70 or older who meet specific ownership, residency, income and asset requirements.

APPLICATION:

You must file an application each year with the Clarksburg Board of Assessors. An application for Clause 41C is due three months after the actual tax bills are mailed. (Deadline April 1, 2025). Filing on time is required. By law, the Assessors may not waive this filing deadline, nor act on a late application, for any reason. Filing an application does not entitle you to delay your tax payment.

DOCUMENTATION:

You must provide the assessors with whatever information is reasonably required to establish your eligibility. This information includes:

1. Birth certificate or Massachusetts driver's license.
2. Evidence of ownership, domicile and occupancy.
3. All income statements: 2023 Income tax returns, W-2, Social Security, Pension, Interest & Dividends.
4. Bank and other asset account statements: stocks, IRAs and CDs as of 07/01/24.
5. Income for apartment units (if applicable) for 2023 calendar year.

NUMBER OF EXEMPTIONS:

With limited exceptions, you may only receive one exemption under M.G.L. c. 59, § 5. If you qualify for more than one, you will receive the one that provides the greatest benefit. You may receive an exemption and if qualified, defer all or a part of the balance of the reduced tax.

AGE:

You must be 70 or older by July 1, 2024.

(CONTINUED)

ELIGIBILITY REQUIREMENTS:

You must satisfy tests relating to age, domicile, ownership, occupancy, annual income and assets. All eligibility requirements must be met as of July 1 of the tax year. (*The fiscal year of cities and towns begins July 1 and ends the following June 30.*) If you own the property with someone who is not your spouse, for example, your children or other relatives, then each of the other co-owners must also satisfy the annual asset tests.

OWNERSHIP AND DOMICILE:

You must own and occupy the property as your domicile. Your domicile is where your principal and legal home is located, your family, social, civic and economic life is centered, and you plan to return whenever you are away. You may have more than one residence, but only one domicile. You must also have had a domicile in Massachusetts for 10 years before the tax year begins and have owned and occupied the property for five years. (Years begin July 1st)

1. Your ownership interest must be worth at least \$2,000. You may own this interest solely, as a joint owner or as a tenant in common.
2. If you hold a life estate in the domicile, you are the owner.
3. If your domicile is held in a trust, you are the owner only if:
 - a. You are a trustee or co-trustee of that trust, and
 - b. You have a sufficient beneficial interest in the domicile.

INCOME LIMITS:

If you are married, your yearly income (gross receipts) for the previous calendar year cannot exceed \$30,492.00.

For an individual, your yearly income cannot exceed \$20,328.00.

ASSET LIMITS:

If you are married your assets (whole estate) cannot exceed \$55,000.

If you are single your assets (whole estate) cannot exceed \$40,000.

All bank statements, CD's, Money Markets, Stocks, etc.

(Whole estate means all assets to which you have legal title and access as sole, joint owner or trustee that contribute to your total worth.) The value of the applicant's cemetery plots, wearing apparel and household furniture and effects located in the domicile (up to a three-unit building) is **not included** in the calculation of the applicant's whole estate.

If you have any questions, please contact the assessors' office at 413-663-8247 or assessors@clarksburgma.gov.

Thank you,
Clarksburg Board of Assessors