



FY26 SENIOR MEANS-TESTED REAL ESTATE TAX EXEMPTION

AGE

Applicant must be at least **70 years of age** or older, and joint applicant must be **65 or older**.

RESIDENCY

Must have owned and occupy property in town as their domicile for a minimum of **10 consecutive years**.

INCOME

Cannot exceed the income limit to qualify for the MA Circuit Breaker credit:
Single **\$72,000**; *Head of Household* **\$91,000**;
Married Filing Jointly **\$109,000**.

ASSETS

Cannot exceed a combined total of **\$500,000**.

ASSESSED VALUE

FY25 Valuation of the subject property cannot exceed **\$1,172,000**.

CB TAX CREDIT

Applicant must qualify for the MA Circuit Breaker Tax Credit on their State Tax Return.

EXEMPTION AMOUNT

**100% MATCH OF
CB TAX CREDIT
(UP TO \$2,730)**