

Real Estate Property Tax Exemption

Clause 41C

Based on Income & Assets

Exemption amount: \$500.00 + local option up to \$1,000.00

Application & Required Documents on or before April 1, 2026

QUALIFICATIONS:

INCOME:

- Single: **cannot exceed \$21,824**
- Married: **cannot exceed \$31,920**
- Social Security Deductions from Income: **Filing Single: \$5,980**

Total: \$8,970 (Amount deducted if filing married, spouse information is required)

ASSETS:

- Single: **cannot exceed \$42,559**
- Married: **cannot exceed \$58,519**
- 65 or older **as of July 1, 2025**
- Applicant must own and occupy the property, or any other MA property, as a domicile for any 5 years.

***Note:** If the property is held in a trust, applicant must be a trustee or co-trustee of the trust

DOCUMENTATION REQUIRED CHECKLIST:

- Copy of a **Birth Certificate** (age 65 or older as of July 1, 2025) *first time applicant*
- Copy of Trust (If Applicable)
- If you own other property in Oxford or elsewhere, please indicate on the application
- Signed application—needed for each year with updated financials.

Gross Income Statements:

***Note: Calendar year 2024 Statements**

- Social Security 1099
- Pension 1099
- Supplemental Security Income (SSI)
- State Supplemental Program (SSP)
- Gross Wages – 1099 or W2
- Dividends-Stocks/Bonds
- Interest on Savings Account
- IRA Distribution

Total Personal Assets:

***Note: All Bank statements or letters from your Bank need to have balances as of July 1, 2025**

- Savings
- Checking
- Money Market Statements
- Stocks/Bonds
- IRA
- Annuity
- CD Statement

If you **return** the application & required documents by **December 1, 2025**

The exemption amount will be reflected on a certificate and your January 2026 tax bill.

If the exemption application is approved after the paid tax bill, the abated amount will be mailed.

The Asset qualifications change yearly.

**For State & Local Option guidelines and or for more information see Mass.gov. Website or contact the Oxford Assessors office.*

TOWN OF OXFORD ASSESSOR'S OFFICE

(508) 987-6038 x1051

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