



**Town of Yarmouth**  
Office of Collector of Taxes  
1146 Route 28  
South Yarmouth, MA 02664-4491

THIS FORM APPROVED BY COMMISSIONER OF REVENUE  
THE COMMONWEALTH OF MASSACHUSETTS  
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

BILL DATE	BILL NUMBER
09/27/2023	9502

Total Due: November 1, 2023

\$26,014.83

**FY 2024 ACTUAL REAL ESTATE TAX BILL**

13848\*30\*\*G50\*\*0.4455\*\*1/2\*\*\*\*\*AUTOALL FOR AADC 021  
LINEAR RETAIL YARMOUTH #1 LLC  
1 VAN DE GRAAFF DR STE 402  
BURLINGTON MA 01803-5294



Office Hours:  
Monday thru Friday  
8:30 AM - 4:30 PM  
Phone: (508) 398-2231 Ext 1233  
Assessor Phone:  
(508) 398-2231 Ext 1222  
**Online Payments:**  
Pay your bill online at  
[www.yarmouth.ma.us](http://www.yarmouth.ma.us)

18002082024800009502600026014837

**TAXPAYER'S COPY - THIS PORTION TO BE RETAINED AS YOUR RECEIPT. IF PAYING IN PERSON - PLEASE BRING THIS COPY WITH YOU.**

**FY 2024 ACTUAL REAL ESTATE TAX BILL**

Based on assessments as of January 1, 2023, your Real Estate Tax for the fiscal year beginning July 1, 2023 and ending June 30, 2024 on the parcel of real estate described below is as follows:

Assessed owner as of January 1, 2023:

LINEAR RETAIL YARMOUTH #1 LLC  
1 VAN DE GRAAFF DR SUITE 402  
BURLINGTON MA 01803

**Bills are due on or before 11/01/2023**

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.  
Payments made after 09/19/2023 may not be reflected on this bill.

Make all payments payable to the Town of Yarmouth. Please return the bottom portion of this bill marked **PAYMENT COUPON**:  
TOWN OF YARMOUTH, PO BOX 745, READING, MA 01867-0405  
For help with online payments or to make payments by phone, please call City Hall Systems at 508-381-5455.

Note the Town of Yarmouth Scholarship Fund insert included within this mailing. Thank you  
**Abatement Applications Due in Assessor's Office on or Before: November 1, 2023**

TAX RATE PER \$1,000			
1. Res.	2. Op. Sp.	3. Comm.	4. Ind.
7.38	7.38	7.38	7.38

BILL DATE	BILL NUMBER
09/27/2023	9502

PROPERTY DESCRIPTION	SPECIAL ASSESSMENTS			
	Type	Amount	Type	Amount
Location: 484 STATION AVE				
Account Number: 229019				
Parcel ID: 097.22				
Book/Page: 21124/0301 Class: 3230				
Deed Date: 06/23/2006 Area: 9.56 Acre(s)				
Land Value: \$1,236,300				
Building Value: \$5,557,000				
Exempt Value: \$0				
<b>Total Taxable Value: \$6,793,300</b>				
Real Estate Tax			\$50,134.55	
Community Preservation Act			\$1,504.04	
Water Infrastructure Investment Fund			\$391.05	
Special Assessments			\$0.00	
Exemptions/Abatements			\$0.00	
Total Tax			\$52,029.64	
Current Payments/Credits			\$0.00	
Interest			\$0.00	
Fees			\$0.00	
1st Half Due: 11/01/2023			\$26,014.83	
2nd Half Due: 05/01/2024			\$26,014.81	
<b>TOTAL DUE November 1, 2023</b>			<b>\$26,014.83</b>	

**TAXPAYER'S COPY**

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1 VAN DE GRAAFF DR SUITE 402  
BURLINGTON MA 01803

To remit by Mail: fold and tear at perforation

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**PAYMENT COUPON**

**TOWN OF YARMOUTH**  
Office of Collector of Taxes  
PO Box 745  
Reading, MA 01867-0405

1/1 13848

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**FISCAL YEAR 2024 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2024 (July 1, 2023 - June 30, 2024). The tax shown in this bill is based on assessments as of January 1, 2023. The bill also shows betterments, special assessments and other charges.

**PAYMENT DUE DATES/INTEREST CHARGES:** You may pay the total amount you owe in two payments. Your first payment is due on November 1, 2023, or 30 days after the date tax bills were mailed, whichever is later, and must be at least one-half of the tax and any betterments, special assessments and other charges shown. The balance is due May 1, 2024. If your payments are not made by their due dates, interest at the rate of 14% per annum will be charged on the unpaid and overdue amount. Interest is computed on overdue first payments from November 1, 2023, or the payment due date, whichever is later, and on overdue second payments from May 1, 2024, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due. Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

**ABATEMENT/EXEMPTION APPLICATIONS:** You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. The filing deadline for an abatement application is November 1, 2023, or 30 days after the date tax bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G.L. Ch. 59, §5, Cl. (17, 17C, 17C½, 17D), 18, 22, 22A, 22B, 22C, 22D, 22E, 22F, (22H), (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is April 1, 2024, or 3 months after the date tax bills were mailed, whichever is later. The filing deadline for all other exemptions under Ch. 59, §5 is November 1, 2023, or 30 days after the date tax bills were mailed, whichever is later. The filing deadline for a residential exemption under Ch. 59, §5C, or a small commercial exemption under Ch. 59 §5I, if locally adopted and not shown on your bill, is April 1, 2024, or 3 months after the date tax bills were mailed, whichever is later.

Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

**INQUIRIES:** If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors. If you have questions on payments, you should contact the Collector's Office.

# Return with Payment