



Town of Barnstable
Assessing Division
367 Main Street, Hyannis MA 02601
www.townofbarnstable.us

Office: 508-862-4022
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John T. Curran, MAA
Director of Assessing

Dear Property Owner,

Congratulations on the purchase of your property. We hope you will find Barnstable an enjoyable place to live. Please take a moment to read the following information, since it may affect the amount of your tax obligation in the coming years.

The Town Council has the option of enacting a RESIDENTIAL EXEMPTION of up to 35% of the average residential value in Barnstable for those property owners who maintain their primary residence in the Town of Barnstable. A primary residence is defined as being owned and occupied as your primary domicile and by filing federal tax returns showing the address of the property as the filing residence for the qualifying fiscal year. For example, to qualify for FY2026, which started 7/1/2025, a property owner needs to (own & occupy as of 1/1/2025) submit a completed application along with a copy of the first page of their federal tax return from the 2024 calendar year. Applications are accepted starting July 1, the beginning of each applicable fiscal year. If this is your second home, you are required to file State Tax Form 2HF with the Assessor's office each year. It is located on our Assessing webpage under RESIDENTIAL FORM OF LIST.

Since you have purchased your property after 1/1/2026, you will not qualify for FY27 but you may apply for FY28 after 7/1/2027. This exemption is enacted for one fiscal year only and must be voted on each fiscal year by the Town Council. Once qualified, your exemption is valid until your primary residence status changes, the type of ownership of the property changes, or the Town Council votes not to accept the Clause. However, periodic requests for re-qualification may be required to ensure the integrity of the town's exemption files. Other statutory exemptions for the elderly, disabled veterans, etc., are also available, and information and applications for those are available on the Assessor's webpage.

Assessing Office Hours: Monday – Friday 8:30 a.m.-4:30 p.m.
Phone: 508-862-4022

<http://www.townofbarnstable.us/Assessing/>

William T. Garreffi
Melvin J. Pauze

TOWN OF BARNSTABLE BOARD OF ASSESSORS