

Real Estate Parcel Consolidation

Taxpayer Information

Town of Barnstable Assessing Department
www.townofbarnstable.us

The following information is for taxpayers seeking to consolidate a parcel with other contiguous parcel(s) into one property parcel for tax bill purposes ONLY.

You cannot consolidate if:

- name(s) on deed of parcels sought to be consolidated is/are different (parcels must have exact same name(s) on each parcel); OR
- there are outstanding taxes on any of the parcels sought to be consolidated; OR
- any of the parcels sought to be consolidated are under abatement review or appeal for overvaluation; OR
- one parcel(s) is taxable and the other parcel(s) is exempt; OR
- if there is a deed restriction or restrictions on any of the parcels sought to be consolidated, including but not limited to, open space, community garden space; OR
- if one of the parcels is listed under **recorded land** and the other parcel is listed under **registered land** at Barnstable County Registry of Deeds; OR
- if one of the parcels is part recorded and part registered land.

RE: Multiple Buildings/Uses

If a Residential dwelling or Commercial building structure straddles two or more lots, the owner must provide a consolidation plan, prepared by a registered surveyor, and record that plan at the Barnstable County Registry of Deeds. After the consolidation plan has been recorded, the owner may submit a request to the Assessing Division for parcel consolidation.

Commercial parcels will not be consolidated if the main parcel and the contiguous parcel(s), which are under the same ownership, have non-complimentary uses.

When would an approved consolidation for tax billing purpose take effect?

If the consolidation plan is filed with the Registry **before** January 1, the assessment date, a consolidation approved by the Assessing Department will take effect in the next fiscal year.

(Example: Consolidation plan filed before January 1, 2017 would take effect in FY 2018)

If the consolidation plan is filed with the Registry **after** January 1, an approved consolidation will not take effect in the next fiscal year but in the fiscal year thereafter.

(Example: Consolidation plan filed after January 1, 2017 would take effect in FY 2019)

NOTE: Owner requesting consolidation must also have their title (Deed) recorded PRIOR to 1/1/17 to be updated for FY 2018.

When would the parcel changes show up on the assessing department's maps?

Physical mapping follows the same process as the tax billing. If you filed your plan before Jan. 1, 2017, your new map configuration will appear on the FY 2018 assessor's maps. If you filed your plan after Jan. 1, 2017, the new map configuration will not appear on the assessor's maps until FY 2019.

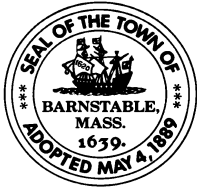
Important Notes

The Assessing Department reserves the right to deny any and all consolidation request not meeting the conditions set forth on this application or any other condition, which is not reasonable in the sound discretion of the Assessing Department.

The Assessing Department is not responsible for a taxpayer's failure to obtain bank/lender approval for the consolidation.

Parcel consolidation by the Assessing Department is strictly for **billing purposes only** and will not be recognized by land court if planning to convey a portion of the lot at a later date

Owners requesting consolidation must have their title (Deed) recorded **PRIOR** to 1/1/17 in order for the Assessing Department to consolidate the parcels for tax billing purposes for Fiscal year 2018.



Real Estate Parcel Consolidation Request

Town of Barnstable Assessing Department

Owner/applicant Information

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip code: _____

Phone: () _____ - _____ Ext. _____ Email: _____

Parcel to be consolidated Information (Parcel (ID) number is found on your tax bill)

1. List Parcel Numbers to be consolidated: (ex. 002-002, 002-003)

2. Exact parcel(s) Location:

Street No. and Name _____

Street No. and Name _____

Street No. and Name _____

Street No. and Name _____

Street No. and Name _____

3. Were the parcels purchased from the Town of Barnstable? YES NO

4. Are there any deed restrictions placed on one of the parcels for which the consolidation is requested?

YES NO: If YES, what type of deed restriction?

Open Space Residential parking

Conservation Restriction Affordable Housing

Other: _____

5. Are the parcels titled in the exact same name on one deed? YES NO

6. Are there any outstanding taxes on any of the parcels? YES NO

7. Are any of the properties currently under review for abatement or are they in open appeal for overvaluation? YES NO

Signature

The information provided is true to the best of my knowledge.

Print Name Here: _____

Signature: _____

Date: ____/____/____

(This form **MUST** be signed/dated to be valid)

Return this request form to:

Assessing Department
Town of Barnstable
367 Main Street
Hyannis, MA 02601

IMPORTANT NOTICE:

The Assessing Department reserves the right to deny any and all consolidation request not meeting the conditions set forth below or any other condition, which is not reasonable in the sound discretion of the Assessing Department. The Assessing Department is not responsible for a taxpayer's failure to obtain bank/lender approval for the consolidation.

Notes:

Owners requesting consolidation must have their title (Deed) recorded **PRIOR** to 1/1/17 in order for the Assessing Department to consolidate the parcels for tax billing purposes for Fiscal Year 2018.

Parcel consolidation by the Assessing Department is strictly for **billing purposes only** and will NOT be recognized by land court if planning to convey a portion of the lot at a later date.

Consolidation of Lots

You cannot consolidate if one of the lots is listed under recorded land and the other lot is listed under registered land at Barnstable County Registry of Deeds. Also, if one of the lots is part recorded and part registered land.

Multiple Buildings/Uses

If a Residential dwelling or Commercial building structure exists on both lots, the owner is required to obtain a registered surveyor to draw up a new consolidation plan and record that plan at Barnstable County Registry of Deeds. Subsequent to the plan recording, the owner submits a request to the Assessing Department for parcel consolidation. Commercial parcels will not be consolidated if the main parcel and the contiguous parcel(s), which are under the same ownership, have non-complimentary uses.

Tax ID Number

If a consolidation for tax billing purposes is approved, one of the existing parcel numbers will be assigned as your new parcel number.

Mapping Changes

Owners requesting consolidation must have their title (Deed) recorded **PRIOR** to 1/1/17 in order for the Assessing Department to have the new map configuration entered on the assessor's maps for Fiscal Year 2018.