

FY 2026 Senior Means Tested Exemption Applications [Edit](#)

Published
June 3, 2024

| [Assessors Office](#) | Updated
September 25, 2024

| Automatically Archived on 9/30/2024

This News Article has been archived and its content might be outdated. If you are looking for recent content, please check this [Department's Homepage](#).

The FY 2026 Sudbury Means Tested Senior Exemption Application filing season is currently underway. The Sudbury Means Tested Senior Exemption Program reduces real property taxes for some low to moderate-income senior citizens through a redistribution of the property tax burden within the residential class. The program requires residency in Sudbury for a minimum of 10 years prior to eligibility. Income limits for this program are established by the Massachusetts State Income Tax Refundable Credit known as the Circuit Breaker. Sudbury Seniors over age 65, who are income eligible for the circuit breaker income tax credit, and also meet the following criteria may be eligible for some property tax relief under this program.

Program Criteria

- **Residency Requirement:** 10 consecutive years in Sudbury. Must own and occupy the Sudbury property as their primary domicile.
- **Age:** 65 or older (any co-owners other than spouse must be at least 60 years of age).
- **Maximum Assessed Value:** This year's maximum assessed valuation of the Sudbury home is \$1,234,169.
- **Income Limits:** per CY 2024 **Schedule CB** *Circuit Breaker* Line 9

\$72,000 or less for a single filer

\$109,000 or less for joint filers, or

\$91,000 or less for head of household filer.

- **Assets:** The applicant must not own excessive assets that place them outside of the intended recipients of this exemption. Section 2 of Chapter 169 of the Acts of 2012 states that the Board of Assessors may deny an application if an applicant holds “excessive assets’.

Upon request we will mail out application packets (call or email 978-639-3395 gerryc@sudbury.ma.us). Application packets may also be picked up at the Assessor’s Office Flynn Building, 278 Old Sudbury Road). They are also available to download from the web see link below.

This year’s filing deadline is September 30, 2025. Completed application packets must be filed with the Assessor’s Office on or before the deadline of September 30, 2025. Completed applications may be mailed, hand delivered to the Assessor’s Office (278 Old Sudbury Road), or deposited in the drop box located in the Flynn Building parking lot (278 Old Sudbury Road). The box is located next to the U.S.P.S mailbox. If utilizing the drop box option, please label the envelope as follows: Assessors Office, Attn: Cynthia Gerry. If mailing, please send application and documentation to:

Town of Sudbury

Assessor’s Office

278 Old Sudbury Rd.

Sudbury, MA 01776

Attn: Cynthia Gerry

For questions or further information please contact Cynthia Gerry at the Assessor’s Office 978-639-3395 gerryc@sudbury.ma.us

Sudbury’s Means-Tested Exemption Program FY 2026