



Real Estate Parcel Consolidation

Taxpayer Information Guide – Town of Medfield Assessors' Office

The following information is for taxpayers seeking to consolidate the parcel on which their home is located and its contiguous lot or lots into one property parcel for tax bill purposes. *Please review the information and restrictions below before submitting the Consolidation Request Form that follows.*

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 is taxable and the other parcel is exempt; OR
- Any of the parcels sought to be consolidated were purchased from the Town of Medfield with a deed restriction or restrictions, unless designated as a "Remnant Program" parcel; OR
- One of the parcels is listed under recorded land and the other parcel is listed under registered land at Norfolk County Registry of Deeds; OR
- One of the parcels is part recorded and part registered land; OR
- Parcel usage is condominium - owner/representative is required to record an Amendment to the Master Deed at the Norfolk County Registry of Deeds (see schedule at right for fiscal year impact); OR
- One of the parcels is classified as Condo Parking, regardless of whether the associated unit is commercial or residential use.

Please note the following:

1. The Assessing Department reserves the right to deny any and all consolidation request that do not meet the conditions set forth on this application, or any other condition deemed unreasonable by the Department.
2. The Assessing Department is not responsible for a taxpayer's failure to obtain bank/lender approval for the consolidation.
3. 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.

Exceptions and their requirements:

Multiple Buildings/Uses

If a residential dwelling or commercial building straddles two or more lots, the owner may be requested to provide a consolidation plan, prepared by a registered surveyor, and record that plan at the Norfolk County Registry of Deeds.

After the consolidation plan has been recorded, the owner may submit a request to the Assessing Department for parcel consolidation that includes plan recording information such as a Registry of Deeds book and page reference.

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

Master Deed Amendment Example	Effective Fiscal Year
Filed Prior to	
1/1/2020	FY 2021
1/1/2021	FY 2022

Consolidation Example	Effective Fiscal Year
Plan filed prior	
1/1/2020	FY 2021
1/1/2021	FY 2022



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Consolidation Request Form Town of Medfield Assessors' Office

Please review the Taxpayer Information Guide **prior to completing this form**. When complete, print this document and send the request to the address indicated below.

Owner/Applicant Information

Name: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Parcel to be Consolidated Information

1. Parcel(s) Ward No. _____

2. List parcel numbers to be consolidated):

_____ - _____ _____ - _____ _____ - _____
 _____ - _____ _____ - _____ _____ - _____

3. Exact parcel location(s):

Street No. and Name	Street No. and Name
Street No. and Name	Street No. and Name
Street No. and Name	Street No. and Name

4. Were the parcels purchased from the Town of Medfield? YES NO

5. Have you recorded a consolidation survey plan at the Norfolk County Registry of Deeds? YES NO

If YES, please indicate the book and page number below, if known, as well as the filing date:

Book: _____ Page: _____ Date: _____

6. Is each parcel titled in the exact same name? YES NO

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

8. Are any of the parcels currently under review for abatement? Alternatively, do any have an open appeal for overvaluation? YES NO

9. Are you receiving a personal exemption? YES NO

Signature (this form must be signed and returned to be valid)

The information is true to the best of my knowledge.

Print Name: _____

Signature: _____ Date: ___ / ___ / ___

Instructions: Be sure to read the Information sheet before filling out this form.

In order to consolidate the parcels for tax billing purposes for the Fiscal Year, the owner **must** have their title (deed) recorded BEFORE January 1, of the prior year.

Additional Notes:

- The Assessing Department reserves the right to deny any and all consolidation requests that do not meet the conditions set forth on this application or any other condition that is deemed unreasonable by the 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.

Complete and return the request form to the following address:

Attn: Consolidation RQ
 Town of Medfield
 Assessors' Office
 459 Main St
 Medfield, MA 02052

For Office Use Only:

New Parcel ID:

_____ - _____ - _____

Primary Address:

Revised Square Footage:
