



THE COMMONWEALTH OF MASSACHUSETTS

Appellate Tax Board

100 Cambridge Street
Suite 200
Boston, Massachusetts 02114

(617) 727-3100
(617) 727-6234 FAX

Docket No. X308268

NEW NASON STREET REALTY TRUST

Appellant.

**BOARD OF ASSESSORS OF
THE TOWN OF MAYNARD**

Appellee.

DECISION WITH FINDINGS

The appellee's Motion to Dismiss ("Motion") is allowed and the appeal is dismissed for lack of jurisdiction.

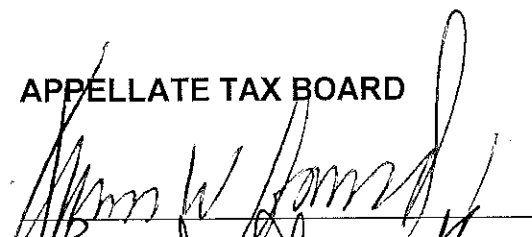




The appellant timely filed its abatement application with the assessors on January 31, 2017, which the assessors denied on April 11, 2017. Accordingly, appellant had three months, or until Tuesday, July 11, 2017, to file its appeal with the Board under G.L. c. 59, §§ 64 and 65. However, its appeal was mailed to the Board in an envelope postmarked July 14, 2017, which the Board received on July 17, 2017; both dates are beyond the three-month statutory deadline.

The Board has only that jurisdiction conferred on it by statute. *Stilson v. Assessors of Gloucester*, 385 Mass. 724, 732 (1982). "Since the remedy of abatement is created by statute, the board lacks jurisdiction over the subject matter of proceedings that are commenced at a later time or prosecuted in a different manner from that prescribed by statute." *Nature Church v. Assessors of Belchertown*, 384 Mass. 811, 812 (1981) (citing *Suffolk Law School*, 295 Mass. at 495 (1936)). Adherence to the statutory prerequisites is essential "to prosecution of appeal from refusals to abate taxes." *New Bedford Gas & Edison Light Co. v. Assessors of Dartmouth*, 368 Mass. 745, 747 (1975). *Old Colony R. Co. v. Assessors of Quincy*, 305 Mass. 509, 511-12 (1940).

Like the assessors, the Board also cannot waive jurisdictional requirements. *Id.* Accordingly, the time limit provided for filing the petition is jurisdictional and a failure to comply with it must result in dismissal of the appeal. *Doherty v. Assessors of Northborough*, Mass. ATB Findings of Fact and Reports 1990-372, 373 (citing *Cheney v. Inhabitants of Dover*, 205 Mass. 501 (1910); *Assessors of Boston v. Suffolk Law School*, 295 Mass. 489 (1936)); see also *Berkshire Gas Co. v. Assessors of Williamstown*, 361 Mass. 873 (1972).

The appellant's failure to file its appeal within 3 months of the April 11, 2017 denial of its abatement application deprives the Board of jurisdiction over this appeal. Accordingly, the appeal is dismissed for lack of jurisdiction and the decision is for the appellee.

APPELLATE TAX BOARD

	Chairman
	Commissioner
	Commissioner
	Commissioner
	Commissioner

Attest:


Clerk of the Board

Date:

(Seal)

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NOTICE: Either party to these proceedings may appeal this decision to the Massachusetts Appeals Court by filing a Notice of Appeal with this Board in accordance with the Massachusetts Rules of Appellate Procedure. Pursuant to G.L. c. 58A, § 13, no further findings of fact or report will be issued by the Board.