



## Tax Collector's Office

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### **Tax Bill Information**

Please be advised the Real Estate and Personal Property Tax Bills are due quarterly. The standard due dates for each fiscal year are as follows:

- 1<sup>st</sup> Quarter due August 1
- 2<sup>nd</sup> Quarter due November 1
- 3<sup>rd</sup> Quarter due February 1
- 4<sup>th</sup> Quarter due May 1

If for any reason the due date falls on a Saturday or Sunday the due date will be the following Monday. Interest on past due bills is calculated from the due date until the date payment is received.

*Tax bills are mailed only two (2) times per year. Each mailing will include 2 remittances for 2 quarterly installments. The bill that is mailed by July 1<sup>st</sup> of each year will include a remittance for the 1<sup>st</sup> quarter due August 1<sup>st</sup>, and a remittance for the 2<sup>nd</sup> quarter due November 1<sup>st</sup>. The bill that is mailed by January 1<sup>st</sup> of each year will include a remittance for the 3<sup>rd</sup> quarter due February 1<sup>st</sup> and a remittance for the 4<sup>th</sup> quarter due May 1<sup>st</sup>. **Important: If the bill number listed on the tax bill is preceded by the letters "PY", this indicates there is a prior year tax balance due for this property. You must contact the Tax Collector's office as soon as possible to resolve so as to avoid a tax lien on your property.***

The 3<sup>rd</sup> quarter Actual Real Estate and Personal Property tax bill represents the assessed value of your property, multiplied by the new tax rate. This will equal your total annual tax. The 3<sup>rd</sup> and 4<sup>th</sup> quarter bills will reflect any payments received for the 1<sup>st</sup> and 2<sup>nd</sup> quarter as well as any exemptions granted prior to the issuance of the 3<sup>rd</sup> quarter tax bill.

**Please note:** The real estate tax bills are assessed and mailed to the "owner of record" as of January 1<sup>st</sup> of each year. Therefore if you purchased your home after this date, and did not receive a tax bill, please contact the Tax Collector's office for a copy of the bill. **As property owner you are liable for the tax obligations whether a tax bill was received or not.**

If your Real Estate taxes are escrowed through your mortgage lender, please review your tax bill to confirm your mortgage lender is remitting the correct payment amounts on your behalf.