

QUARTERLY TAX PAYMENT SYSTEM for REAL & PERSONAL PROPERTY TAXES

On May 10, 2010, at the Annual Town Meeting, the citizens of the Town of Foxborough adopted a new quarterly tax payment system, which will affect your real estate and personal property tax bills starting with Fiscal Year 2012. (July 1, 2011 - June 30, 2012).

Under the quarterly tax payment system you will be sent a **PRELIMINARY** tax bill by July 1st. Your **PRELIMINARY** tax will be based on the adjusted net tax owed on your property for the prior fiscal year (including any betterments, special assessments and other charges added to the tax) and as a general rule will be approximately half (50%) of that amount.

Adjustments to your **PRELIMINARY** tax are also made for any abatements or exemptions granted in the prior year, as well as any tax increases allowed under Proposition 2 ½ for the current fiscal year. Your **PRELIMINARY** tax will be payable in two equal installments. Your **first payment is due on August 1** and your **second payment is due on November 1**.

Your **ACTUAL** tax bill will be sent to you on or about December 31. This bill will show the assessed valuation of your property, the tax rate and the amount of the property taxes you owe for the fiscal year, including any betterments, special assessments or other charges that added to the tax. The **ACTUAL** tax bill will also show the amount of the **PRELIMINARY** tax billed earlier as a credit against your ACTUAL tax for the year, assuming you are current with your tax payments.

The balance of your tax remaining after credit for the **PRELIMINARY** tax will also be payable in two equal installments. Your **first payment is due on February 1** and your **second payment is due on May 1**.

It is important to note, you will receive only two mailings. The **first** mailing (**PRELIMINARY** tax) that is sent by June 30, will contain a three part form with two coupons and a taxpayer copy. Each coupon is the remittance copy for each **PRELIMINARY** tax installment due August 1st and November 1st. The **second** mailing (**ACTUAL** tax) that will be sent by December 31, will also contain a three part form with two coupons and a taxpayer copy.

Please see below a schedule for the quarterly tax billing system:

<i>Quarter</i>	<i>Mailed By</i>	<i>Due Date</i>	<i>Payment is For</i>
1 st	June 30	August 1	Jul., Aug., Sept.
2 nd	June 30	November 1	Oct., Nov., Dec.
3 rd	Dec. 31	February 1	Jan., Feb., Mar.
4 th	Dec. 31	May 1	Apr., May, June

Below you will find a list of FAQ's that might be helpful to answer questions you may have, and as always feel free to contact us if you need further information.

Will the new system affect the amount of property taxes I pay for the year?

No. The amount you pay is the same under either system. Either way, the total tax amount is based on the valuation of your property and the tax rate. The tax rate reflects the level of taxes needed to fund local budget decisions and must still be within the limits of Prop 2 ½.

Will the new system affect my right to seek an abatement or exemption?

No, these rights are unchanged. Once the **ACTUAL** tax bills are mailed, you will still be able to file an abatement application with the Assessors if you wish to contest your assessment. Applications for abatement must be filed on or before February 1 of the fiscal year, unless the actual tax bills are mailed after December 31. In that case, abatement applications must be filed on or before May 1, or the 30th day after the bills are mailed, whichever is later. Applications for personal exemptions and the residential exemption must be filed within three months of the date the **ACTUAL** tax bills are mailed. All other exemption applications are due the same date as abatement applications.

If I pay my tax bill late, how will my interest be calculated?

Under the quarterly payment system, interest on late tax payments will be charged for the number of days that the payment is actually late. For example, if a payment due on November 1 is not made timely, interest will be charged from that date, November 1st, until the date the payment is made.

My taxes are paid by my mortgage company/bank, how will they know my taxes should be paid quarterly now?

Mass General Laws state that it is the property owner's responsibility to make sure the real estate bill has been received, as well as forwarded to the mortgage company prior to the due date. The Town of Foxborough will do their best to notify those companies that we receive direct payments from. During the transition to quarterly tax billings, we highly recommend the taxpayer notify their mortgage company also. Interest at the rate of 14% per annum will be charged on unpaid and overdue amounts that arrive after the due dates. Postmarks are not accepted as proof of timely payments.

We understand this may not be an easy transition for our taxpayers at first. Over the next few months the Revenue Office and Assessor's office will be doing a variety of things, (advertising, meetings, community outreach, etc.) to ensure the transition will be as seamless as possible.