

## **REAL ESTATE TAXES**

Granby's real estate taxes are based on a fiscal year and billed on a quarterly basis. A fiscal year is July 1<sup>st</sup> thru June 30<sup>th</sup>. The first two quarters, which are mailed by June 30<sup>th</sup> and are due August 1<sup>st</sup> and November 1<sup>st</sup>, are preliminary bills (an estimated bill), which is usually half of what was paid the previous fiscal year billed in two quarters. After the Assessor's Office prepares the tax rate for the current fiscal year in the fall, the actual bills are prepared and mailed by December 31<sup>st</sup>, which are due February 1<sup>st</sup> and May 1<sup>st</sup> (3<sup>rd</sup> and 4<sup>th</sup> quarters).

By law, the owner of record as of January 1<sup>st</sup> is assessed the real estate tax. If there is a transfer of ownership after this date the bill will remain in the previous owner's name until the following January 1<sup>st</sup>. The Assessor's Office will list the new owner's name on the second line on the bill as c/o (subsequent/new owner). If you did not receive a copy of the current bill at time of closing, contact the Collector's Office at 413-467-7170 for a copy of the bill.

Legally, bills must be mailed to the property owner. If your taxes are escrowed, it is your responsibility to provide your bank with copies of the bills, if required, and to make sure payments are being made correctly on a timely basis.

If you have questions regarding your assessment or a change of mailing address, please contact the Assessor's Office at 413-467-7196. Also contact the Assessor's Office regarding abatements or exemptions (see link on previous page).

If you do not receive your bill, contact the Collector's Office at 413-467-7170 to obtain a copy of your bill. State law states that failure to receive a tax bill does not affect the validity of the tax or any interest or fines incurred due to late payment.

Payments must be received on or before the due date to avoid any interest or late fees. Interest accrues at 14% per annum, computed from the date the bill was due. A demand bill is sent after the completion of the fiscal year (fourth quarter due May 1<sup>st</sup>) to outstanding accounts, which is due in fourteen (14) days. After the demand billing, tax title procedures will be started on any remaining outstanding accounts. Once the lien is recorded at the Hampshire County Registry of Deeds, the accounts are turned over to the Town Treasurer for collection and/or foreclosure procedures.

### **Please Note:**

Fiscal Year – July 1<sup>st</sup> through June 30<sup>th</sup>

Due dates – August 1<sup>st</sup>, November 1<sup>st</sup>, February 1<sup>st</sup>, May 1<sup>st</sup>, or the first following Monday if falls on a weekend.

Mailings – although Granby is quarterly, the bills are mailed twice a year – June 30<sup>th</sup> (preliminary bills – 1<sup>st</sup> and 2<sup>nd</sup> quarters due August 1<sup>st</sup> and November 1<sup>st</sup>), December 31<sup>st</sup> (actual bills – 3<sup>rd</sup> and 4<sup>th</sup> quarters due February 1<sup>st</sup> and May 1<sup>st</sup>)

Contact the Collector's Office if you do not receive your bill or are a new owner to obtain a copy of the bill.

Payment is due on or before the due date to avoid any interest or late fees. Please enclose the Collector's copy of your bill with your payment. Make checks payable to the "Town of Granby". If you would like a receipt, enclose a self-addressed, stamped envelope with your payment along with the entire bill. Payments can be made by check, money order, cash (do not mail), or on-line payment (see link on previous page).

Contact the Assessor's Office regarding assessment questions, mailing address changes or abatements/exemptions (see link on previous page).