

The Town of Hull has gone to Quarterly Tax Billing!!

Important information regarding your next Real Estate and Personal Property tax bill Due 8/1/06

The “Special Town Meeting” held March 6, 2006 approved Quarterly Tax Billing for the Town of Hull beginning July 1, 2006. This directly impacts the billing and paying schedule of your future tax payments. You will now pay your tax in smaller installments four times a year instead of the two larger installments you have been used to.

When will the Quarterly billing system begin and what does the new schedule of billing and payments look like?

Begins July 1, 2006.

The town will mail both preliminary tax bills and return envelopes due August 1, and November 1 in the same mailing (by July 1). The taxpayer is responsible for paying the August 1 coupon bill and then keeping and paying the November 1 coupon bill before it is due. In the event a taxpayer loses a bill coupon, copies will be available via the Tax Collector’s office. The same situation will be true for the actual tax bills mailed by December 31 and due February 1 and May 1. The double mailings have been determined to be the most cost effective manner to handle this billing system. Taxpayers can also access/pay Real Estate bills online any time a bill is due and payable via the towns website.

Bill 1:	Preliminary Bill 1,	Mailed: prior to July 1	Due: August 1
Bill 2:	Preliminary Bill 2,	Mailed: prior to July 1	Due: November 1
Bill 3:	Actual Bill 1,	Mailed: prior to December 31	Due: February 1
Bill 4:	Actual Bill 2,	Mailed: prior to December 31	Due: May 1

How will the tax payments be calculated?

The first two “the preliminary” bills will be 25% of the amount billed in the previous fiscal year, less any exemptions, or abatements.

Fy2006 Real Estate Tax was \$3,000.

Preliminary Bill 1, Due: August 1 will be \$750.00 (\$3,000 divided by 4)

Preliminary Bill 2, Due: November 1 will be \$750.00 (\$3,000 divided by 4)

The third and fourth “the actual” bills will reflect changes in valuation as well as tax rate changes, including any overrides or debt exclusions less preliminary taxes billed. These bills could also contain any sewer or electric liens caused by unpaid bills for your property for these utilities.

FY2007 Real Estate Tax is \$3,200

Actual Bill 1, Due: February 1 will be \$850.00 (\$3200 less \$1,500 preliminary tax divided by 2)

Actual Bill Due: May 1 will be \$850.00 (\$3200 less \$1,500 preliminary tax divided by 2)

Does the quarterly billing system affect the amount of taxes I pay for the year?

No. The amount you pay is the same under either billing system. Either way the amount you pay is based on the valuation of your property and the tax rate

What happens if my mortgage company escrows my taxes?

You won't even notice the change—we will continue to provide tax information and accept payments directly through the escrow companies and tax services.

When will applications for Abatements, Personal Exemptions and Deferrals be accepted?

Applications for Abatements, Personal Exemptions, and Deferrals will still be processed by the Assessors' Office (781-925-2205). Personal Exemptions renewal forms will be mailed out in the Fall, so that pre-existing exemptions can be pre-processed and appear on the 3rd quarter or actual tax bill mailed by December 31.

Application forms will be available when the 3rd quarter (or first actual) bill is sent in late December. The deadline for applications for abatement will now be February 1 or thirty days after the mailing of the 3rd quarter or actual bill, whichever is later (this will be the same as the due date on the first actual tax bill).

The deadline for applications for personal exemption and deferrals will still be 90 days after the mailing of the 3rd quarter or actual (not preliminary) tax bill.

Questions???

Please call the Tax Collectors Office (781-925-2251) for questions on amounts and due dates or the Assessors Office (781-925-2205) for any questions on abatement, exemption or deferral applications and deadlines.