

# REAL ESTATE AND PERSONAL PROPERTY BILLS

Real estate and personal property bills are issued on a quarterly basis as follows:

ISSUE DATE	DUE DATE
JULY 1	AUGUST 1
OCTOBER 1	NOVEMBER 1
JANUARY 1	FEBRUARY 1
APRIL 1	MAY 1

If a payment is received late, interest is charged at the rate of 14% per annum. Interest is charged from the date the payment is due until the date payment is received. **POSTMARKS ARE NOT ACCEPTED.**

If your real estate and/or personal property bill is not paid in full by May 1, a demand bill will be issued and an additional \$10 demand fee plus interest will be added to the bill. The demand bill is due 14 days from the date of demand. Failure to pay the demand bill by the due date will result in the Town taking further collection actions.

Assessed owners of unpaid real estate bills will receive a letter stating they have until a certain day to pay the bill in full. Unpaid bills will be advertised in the Metrowest Daily News for a Tax Taking. A Tax Taking is the advertising of your property in the Metrowest Daily News and the recording of an Instrument of Taking placing a lien on your property. the lien is recorded in the Middlesex South District Registry of Deeds. The Notice of Tax Taking is posted on the Town Hall, Library and Post Office bulletin boards. If the outstanding taxes are not paid within six month, the Town has the legal right to begin foreclosure proceedings in Land Court.

Assessed owners of personal property bills will receive a warrant issued by the Deputy Collector and additional fees will be added to the bill if the demand bill is not paid by the due date.

# **FREQUENTLY ASKED QUESTIONS**

## **1. I DIDN'T GET MY TAX BILL, WHAT SHOULD I DO?**

If you do not receive your bill within a few days of the issue date, please contact the Treasurer/Collector's office immediately. Our phone number is 508-429-0602. Our normal office hours are Monday through Friday, 8:30 a.m. to 4:30 p.m. Summer hours beginning June 17 through September 6 are Monday through Thursday, 8 a.m. to 4:30 a.m. and Friday 8 a.m. to noon.

Please remember it is your responsibility to make sure you get your bill. You are responsible for the payment of that bill even if you do not receive the bill. We mail the bills to the addresses that are provided to us from the Assessor's Office.

## **2. I AM THE NEW OWNER OF THE PROPERTY AND THE OLD OWNER'S NAME STILL APPEARS ON THE BILL?**

The old owner's name will appear on the bill until the Assessor's Office receives a new Deed from the Middlesex Registry of Deeds indicating who the new owner is. Your name will be shown on the bill as an in care of.

Please be patient it takes several months before the Registry sends the Assessor's Office the information. If you should have a recorded copy of your Deed with the book, page and recording date in your possession, please forward a copy to the Assessor's Office.

## **3. WHERE DO I MAIL MY TAX BILL?**

Our mailing address is Tax Collector, Town of Holliston, 703 Washington Street, PO Box 6737, Holliston, MA 01746-6737.

## **4. DO YOU ACCEPT POSTMARKS?**

No, we do not accept postmarks. The payment has to be received in our office by 4:30 p.m. on the due date.

## **5. DO YOU HAVE A DROP OFF BOX?**

There is a drop off box located at the side door of Town Hall for your convenience. The box is emptied several times a day; however, please remember payments must be in the box by 4:30 p.m. on the due date or they will be considered late.

#### **6. I SOLD MY HOME BUT I AM STILL RECEIVING THE BILL?**

Please contact the Treasurer/Collector's Office immediately so we can forward the bill to the new owner.

#### **7. MY TAXES ARE ESCROWED WITH THE BANK/MORTGAGE COMPANY, WHAT DO I DO WITH THE BILL?**

The tax bill will be mailed directly to you. It is your responsibility to forward the bill to your bank/mortgage company for payment.

#### **8. I AM DELINQUENT AND I DON'T KNOW WHAT TO DO?**

Contact the Treasurer/Collector's office immediately. We have repayments plans available. We also encourage you to take your quarterly bill and divide it by three and make monthly payments. When you make monthly payments, make sure your third payment is in by the due date.

We will try to work with taxpayers to help in whatever way we can.

#### **9. DO WE ACCEPT CREDIT CARDS?**

No. We currently do not accept credit cards or debit cards at the present time. We are working with a bank and hope to offer this in the near future.

#### **10. I RECEIVED A PERSONAL PROPERTY BILL AND I DON'T OWN THE BUSINESS ANY LONGER?**

Please contact the Assessor's Office immediately to see if you are eligible to received an abatement of the bill.