

## Understanding the Town of Walpole Tax Billing Process

Walpole has a quarterly tax billing schedule of real estate and personal property taxes. Tax payments are due on August 1<sup>st</sup>, November 1<sup>st</sup>, February 1<sup>st</sup> and May 1<sup>st</sup>.

The tax billing year is based on a fiscal year and not a calendar year. The fiscal year is from July 1<sup>st</sup> to June 30<sup>th</sup>.

Walpole tax billing process coincides with its fiscal year.

Building assessments are based on their status as of June 30<sup>th</sup> prior to the start of the fiscal year. Land assessments are based on January 1<sup>st</sup> of the calendar year.

First two quarters are **preliminary tax bills** based on last years taxes. The preliminary tax bills are approximately 25.75% of last year taxes for the 1<sup>st</sup> & 2<sup>nd</sup> quarters.

**Example:** If a taxpayer had a total tax liability of \$6,600 for the previous year, using 25.75% of last years total tax bill, the 1<sup>st</sup> & 2<sup>nd</sup> quarter tax bills would be \$1,700 per quarter. The total of these two quarter tax bills would be \$3,400.

After the tax rate for the fiscal year is set (around the first week in December), your 3<sup>rd</sup> quarter tax bill will be sent out towards the end of December. The 3<sup>rd</sup> quarter tax bill is also known as the **actual tax bill** for that fiscal year. This bill will show the new tax rate, the new assessed valuation, and the actual amount of taxes owed for the fiscal year.

The actual taxes for the fiscal year will be calculated based on the new tax rate and the new assessment of the property. After subtracting the preliminary tax bills from the total taxes due, the balance owed will be divided into two equal installments for the 3<sup>rd</sup> & 4<sup>th</sup> quarter tax bills.

**Example:** The actual tax bill for the above taxpayer is calculated to be \$6,864 for the year. We subtract the total of the preliminary payments \$3,400 (see above example) leaving a balance of \$3,464 due. This then would be divided into two equal payments of \$1,732 due for the 3<sup>rd</sup> & 4<sup>th</sup> quarter tax bills.

Total Tax Bill for the Year:	\$6,864
Less Preliminary Taxes:	\$3,400
Balance Due:	\$3,464
3 <sup>rd</sup> Quarter Tax Bill:	\$1,732
4 <sup>th</sup> Quarter Tax Bill:	\$1,732