



QUARTERLY TAX BILLING

The Fiscal Year begins July 1st of any given year and ends June 30th the following year.
Fiscal Year 2012 begins July 1, 2011 and ends June 30, 2012.

Real Estate and Personal Property Bills are issued **four times per year**.
The first two bills issued are preliminary; the second two bills are actual.

1st QUARTER PAYMENT - "PRELIMINARY" TAX BILL

The first bill is mailed prior to June 30th and will be due on August 1st. (August 1, 2011 will be a Monday). This bill covers the period of July 1st through September 30th. This bill is one quarter of last year's total real estate bill amount. No tax rate or property assessment will appear on this bill.

2nd QUARTER PAYMENT - "PRELIMINARY" TAX BILL

The second bill will be mailed prior to September 30th and will be due on November 1, 2011 and covers the period of October 1st through December 31st. This bill is calculated in the same manner as the 1st Quarter Payment. No tax rate or property assessment will appear on this bill.

3rd QUARTER PAYMENT - ACTUAL TAX BILL

The third bill will be mailed prior to December 31st and will be due on February 1, 2012 and covers period of January 1st through March 31st. This bill will show the property assessment, the tax rate and the total amount you owe for the current Fiscal Year, including any betterments or other charges. The amount due will be based upon 50% of your actual tax minus the first two preliminary payments. For example: If you paid \$2000.00 in preliminary bills (\$1000.00 on August 1st and \$1000.00 on November 1st) and your actual tax bill is \$5000.00 (\$5000 minus \$2000 = \$3000) you will owe 50% of the balance due or \$1500.00. You have 30 days from the date of the mailing of this tax bill to file an abatement application for any issues regarding the valuation of your property.

4th QUARTER PAYMENT - ACTUAL TAX BILL

The fourth and final bill will be mailed prior to March 31st and will be due May 1st. (May 1, 2012 will be a Tuesday) and covers the period of April 1st through June 30th. This bill will be the balance due after the first three quarterly payments.

If you have any questions concerning quarterly tax billing you may contact the Assessing Department at 781-334-9450. For questions concerning payments you may contact the Treasurer Collector's office at 781-334-9430.

Please visit the Town of Lynnfield's website located at: www.town.lynnfield.ma.us