

## FISCAL YEAR 2006

### TAXPAYER INFORMATION ON QUARTERLY TAX PAYMENTS

THIS IS TO INFORM YOU THAT THE TOWN OF FRANKLIN HAS IMPLEMENTED QUARTERLY REAL ESTATE & PERSONAL PROPERTY TAX BILLS BEGINNING WITH FISCAL YEAR 1995. THE FOLLOWING IS A DESCRIPTION OF HOW QUARTERLY TAX BILLS WORK.

**BILLS & DUE DATES:** Your Real Estate taxes will be due in four installments for Fiscal Year 2006; two preliminary bills and two actual bills. The due dates are as follows:

First Quarter (Preliminary)	August 8, 2005
Second Quarter (Preliminary)	November 1, 2005
Third Quarter (Actual)	February 1, 2006
Fourth Quarter (Actual)	May 1, 2006

### HOW PRELIMINARY TAX BILLS ARE FIGURED:

- The first and second quarters are estimated bills based on Fiscal 2005 tax amounts billed.
- Ownership changes as of 1/1/05 will be made.
- Subdivision and lot splits as of 1/1/05 will be made.
- Abatements/Exemptions granted in Fiscal 2005 will be taken into consideration when determining the preliminary tax amount due.
- Betterments/Liens assessed in Fiscal 2005 will be taken into consideration when determining the preliminary tax amount due.

## PRELIMINARY TAX CALCULATION EXAMPLES

	<u>Ex. 1</u>	<u>Ex. 2</u>	<u>Ex. 3</u>	<u>Ex. 4</u>	<u>Ex. 5</u>	<u>Ex. 6</u>
Type of Property Change FY05-06 Assessment Roll	None	Condition (2004 fire destroys house)	Condition (house built in 2004)	Exempt Status (Sold to Non- Qualifying Person)	Exempt Status (Sold to Non- Exempt Organization)	Taxable Unit (3 Acre Parcel Divided into 3 1 Acre Lots)
FY05 Tax	\$1000	\$1000 (lot & house)	\$250 (lot only)	\$1000	\$0 (charitable exemption)	\$1000
Betterments, Special Assessments, Liens, Charges Added to FY05 Tax	+ 200	0	100	0	0	0
FY05 Tax Abated/Exempted	- 250	0	0	500 (elderly exemption)	0	100
FY05 Net Tax Due	950	1000	350	500	0	900 (undivided parcel)
Individual Adjustments in Net Tax Due		250 (Reduce tax to 250 - reflects tax if land only assessed in FY05)	1100 (Increase tax to 1000 - reflects tax if house assessed in FY05)	1000 (Disregard exemption - reflects tax if exemption not granted in FY05)	1000 (Change tax to 1000 - reflects tax if exemption not granted in FY05)	500 each (Increase apportioned tax of \$300 each on new lots - reflects tax on each lot if taxed separately in FY05)
3% Tax Increase Adjustment in Net Tax Due (2.5% + 0.5% for Override/ Exclusion)	978.50	257.50	1133	1030	1030	515
Selected Percentage (Not to Exceed 50%)	50%	50%	50%	50%	50%	50%
FY06 Preliminary Tax *	489.25	128.75	566.50	515	515	257.50 each
Installment Payments, Bills Mailed by 8/1	244.63/ 244.62	64.38/ 64.37	283.25	257.50	257.50	128.75

\* FY06 Preliminary Tax equals FY05 Net Tax Due (or Adjusted Net Tax Due) x Selected Percentage

### **HOW ACTUAL TAX BILLS ARE FIGURED:**

- **The third and fourth quarters are actual Fiscal 2006 bills and are based on new valuations and tax rate.**
- **The Town of Franklin assessment will include the valuation of all new construction and any other valuation changes as of July 1, 2005.**
- **The preliminary tax amounts will be deducted from the actual tax amounts.**
- **Fiscal 2006 betterments and unpaid Water/Sewer/Trash amounts will be added to the third installment.**

### **ABATEMENTS/EXEMPTIONS:**

**You have a right to contest your assessment. To do so, you must file an application for abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value or is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. If tax bills were mailed on or before December 31, 2005, the filing deadline for an abatement application is February 1, 2006. However, if tax bills were mailed after December 31, 2005, the deadline is May 1, 2006, or 30 days after the date the bills were mailed, whichever is later.**

**EXAMPLE**  
**Determining Actual Tax Installments**

		<u>Ex. 1</u>	<u>Ex. 2</u>	<u>Ex. 3</u>
FY06 Tax		\$1000	\$1000	\$1000
Betterments, Special Assessments, Water/Sewer Liens, Charges Added to FY06 Tax	+	0	200	200
FY06 Preliminary Tax	-	500	500	500
Betterments, Special Assessments, Water/Sewer Liens, Charges Billed with FY06 Preliminary Tax	-	0	200	150
FY06 Tax and Special Assessment Balance		\$500	\$500	\$550
<u>Actual Bills Mailed by 12/31</u>				
First Installment Payment		\$250	\$250	\$275
Second Installment Payment		\$250	\$250	\$275
<u>Actual Bills Mailed After 12/31</u>				
Single Installment Payment		\$500	\$500	\$550