



TAX CALENDAR

First Installment

July - December

Due November 1 • Late December 10

Second Installment

January - June

Due February 1 • Late April 10

Annual
Property Tax
Bills are
collected in
Two
Installments

BUYER

If you close...

January 1
February 1
March 1
April 1
May 1
June 1
July 1
August 1
September 1
October 1
November 1
December 1

Buyer will owe

6 months
5 months
4 months
3 months
2 months
1 month
6 months
5 months
4 months
3 months
2 months
1 month

If taxes are current

of Second Installment
of Second Installment
of Second Installment
of Second Installment
of Second Installment
of Second Installment
of First Installment
of First Installment
of First Installment
of First Installment
of First Installment
of First Installment

SELLER

If you close...

January 1
February 1
March 1
April 1
May 1
June 1
July 1
August 1
September 1
October 1
November 1
December 1

Seller will owe

6 months
1 month
2 months
3 months
4 months
5 months
6 months
1 month
2 months
3 months
4 months
5 months

If taxes are current

of First Installment
of Second Installment
of Second Installment
of Second Installment
of Second Installment
of Second Installment
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of First Installment
of First Installment
of First Installment
of First Installment
of First Installment

Contact us today for all your title insurance questions!

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Important Dates on the Tax Calendar

2nd Installment Proration Dates: January 1 - June 30

Computing Delinquent Penalties (Continued from Dec 10)	January	Jan 1	Assessment Date
	February	Feb 1	2nd installment due
	March	Mar 1 Mar 1	Assessment due Taxes on unsecured roll due
Apr 10 - June 30 1 or both installments delinquent Add 10% + \$10.00 cost	April	Apr 10	2nd installment delinquent
		Apr 15	Last day to file homeowners, Veterans & senior citizens exemptions
	May		
	June	June 8	Publication date for delinquent taxes

1st Installment Proration Dates: July 1 - December 31

Jul 1 on - 1 or both installments delinquent Add 10% - penalty Add \$15.00 cost Add \$15.00 redemption charge Add 1.5% per month	July	July 1	Beginning of fiscal year to July 1 of the following year
		July 1	Properties with delinquent taxes sold to State
		July 1	Owners to be informed of new values
		July	(1st Monday) Assessment Appeals Board
		July 30	Last day to advise owners of new values
	August	Aug	(Late August) Sale numbers assigned for delinquent taxes
	September	Sept	(Mid-September) Tax Rate
	October	Oct	(Last Week) Tax Bills mailed
Dec 10 - April 10 1st installment delinquent Add 10%	November	Nov 1	1st installment due
	December	Dec 10	1st installment delinquent

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