

# Town of Eden, Vermont

## Property Tax Bill Information 2023

### **HOW PROPERTY TAXES ARE ASSESSED:**

- The dollar amount of property tax is based on the valuation of your property. Eden has an independent assessor that evaluates all properties and makes any needed changes.
- Property owners are mailed any change in appraisal value after the state April 1<sup>st</sup> deadline. If the valuation has changed and the property owner does not agree, the owner has a 2 week period to contact the Assessor's office to initiate a grievance. Changes can be made with a meeting or can be heard by the Board of Civil Authority. Not everyone receives a notice of change in appraisal each year but anyone can grieve their property value any year.
- Property taxes are a combination of the municipal and the school budgets combined. All property is considered **non-homestead**, unless it is declared as a **homestead**. The education property tax rate levied on non-homestead property differs from the rate levied on homestead property. It is your responsibility as the property owner to claim the property as a homestead if you meet, or expect to meet, the requirements. Your homestead declaration is filed with your income taxes every year.

### **WHERE and WHEN TO PAY:**

- Taxes for the Town and the School are combined and divided into 3 equal installments.
- Payments are due on November 15<sup>th</sup>, February 15<sup>th</sup> & May 15<sup>th</sup>.
- If one of the due dates falls on a day that the Town Clerk's Office is not open, the due date is extended to the next business day.
- Payments may be dropped off at 71 Old Schoolhouse Road at any time using the mail slot to the left of the front door. There is also a large gray free standing box in front of the office where payments can be deposited.

### **MAILING YOUR TAX PAYMENT:**

- Tax payments sent in the mail must have a cancelled USPS postmark on the envelope no later than the due date or will be deemed LATE.

### **OPTIONS FOR PAYMENT:**

- Property taxes can be paid by cash, personal check or bank check.
- It is also possible to pay by direct debit from your bank by completing a form available at the Town Clerk's Office at least a week prior to any due date. Direct debit remains in place until the office is notified that that option is no longer desired. It is the taxpayers' responsibility to notify the office of any account changes. If your account does change and the office no longer has the correct information or there are insufficient funds in the account to cover the taxes on the due date, the taxes will be deemed LATE. You will be notified by email when the transaction has been completed.
- **WE DO NOT ACCEPT CREDIT CARDS FOR PROPERTY TAX PAYMENTS.**

### **LATE PAYMENTS:**

- Property tax payments received after the due dates of November 15<sup>th</sup> and February 15<sup>th</sup> will be charged interest at the rate of 1% per month (calculated on the 16<sup>th</sup> of the month) until paid.
- Payments received after the final due date of May 15<sup>th</sup> will be considered DELINQUENT and charged an 8% penalty fee in addition to the 1% per month interest fee. Any payments made after the May 15<sup>th</sup> deadline will first be applied to the penalty until paid in full, then to the interest until paid in full and only then to the principal amount due.

### **PROPERTY THAT HAS BEEN SOLD or CHANGED OWNERSHIP:**

- Tax bills are printed only once per year in September. Any changes in ownership after April 1<sup>st</sup> of any given year will not be reflected on the property tax bill until the next tax bill is mailed the following September. How the property taxes are divided or pro-rated between the previous and new owner should be part of the closing process and handled by a lawyer.

**QUESTIONS: We can always provide a copy of your tax bill with a call to the Town Clerk's Office. 802-635-2528. The office is open Monday – Thursday, 8-4 and Friday, 8-noon.**