

## **PROPERTY TAXES**

### **What is the tax year?**

The tax year runs from April 1<sup>st</sup> through March 31<sup>st</sup>. Assessments of your property are made as of value on April 1<sup>st</sup> of each tax year and appear on your tax bill.

### **What is the tax rate for the Town of Hampstead?**

Town Rate	\$ 3.30
Local School Rate	\$ 15.58
State School Rate	\$ 2.36
County Rate	\$ 1.04
<b>TOTAL RATE</b>	<b>\$ 22.28</b>

### **How often and when will I be billed?**

Tax Bills are issued twice a year. The first bill of the year is an estimate, usually based on one half of the previous year's tax. This tax bill will be printed and mailed out no later than May 30<sup>th</sup>, and is due July 1<sup>st</sup>. The tax rate is set in October by the State of New Hampshire Department of Revenue, after which the final bill is printed. The final bill is calculated using the new tax rate multiplied by your property's assessed value on April 1<sup>st</sup>, less your first tax bill. This final bill is usually mailed by October 31, and is due on December 1<sup>st</sup>.

### **What if my taxes are escrowed by my mortgage company?**

Your bank or mortgage company should instruct you as to whether or not you need to send them a copy of your tax bill.

### **What if I didn't get a tax bill?**

State law requires tax bills to be sent to the address of the last known owner. The Tax Assessor's office updates its records according to the transfer recorded and received from the Rockingham County Registry of Deeds. It is your responsibility as the property owner to make sure that all taxes are paid and to advise us of a current mailing address in writing. Interest at 12% per annum is charged on tax bills not paid by the due date. Also, interest at 18% per annum is charged on tax liens until paid in full.