



Understanding Your Tax Bill
FISCAL YEAR 2020
July 1, 2019 – June 30, 2020

- Date of Assessment: **January 1, 2019**
- For residential properties, sales are from **Calendar Year 2018**
- Value for Fiscal Year is shown on **January 2020** Tax Bill

Millis Tax Billing

Tax billing is done quarterly in Millis, mailed twice a year (July 1st and January 1st)

- 1st Quarter bill issued July 1, 2019, due August 1, 2019 – estimated bill (July, August & September)
- 2nd Quarter bill issued July 1, 2019, due November 1, 2019 – estimated bill (October, November & December)
- 3rd Quarter bill issued January 1, 2020, due February 3, 2020 – actual bill (January, February & March)
- 4th Quarter bill issued January 1, 2020, due May 1, 2020 – actual bill (April, May & June)

Taxpayers have until the 3rd quarter tax bill due date, to file for an appeal (abatement application). Owners may provide information with application to backup owners' opinion of value. **The deadline for FY2020 abatement applications is Monday, February 3, 2020.**

Tax Bill Example

FY2019 Average Value: **\$393,300**
FY2019 Tax Rate: \$18.70/1,000 value = **\$0.01870**

FY2020 Average Value: **\$413,602**
FY2020 Tax Rate: \$20.14/1,000 value = **\$0.02014**

How the 1st and 2nd quarter FY2020 Estimated tax bill was figured:

Previous year's value times previous year's tax rate divided by four (**\$393,300 x 0.01870**) = \$7,354.71/4 = **\$1,838.68**

1st Quarter bill amount: **\$1,838.68**
2nd Quarter bill amount: **\$1,838.68**

In November of 2019, all town values were finalized and approved by the Department of Revenue, the Town Select Board voted on how the tax burden would be divided – single tax rate or a split tax rate. The Millis BOS approved a single rate. This information is submitted to the Department of Revenue for review and approval. This process is completed each year.

How the 3rd and 4th quarter FY2020 Actual tax bill was figured:

Current year's value times current year's tax rate (**\$413,602 x 0.02014**) = \$8,329.95 less 1st Quarter and 2nd Quarter estimated tax bills (**\$1,838.68+\$1,838.68**) equals a remaining balance for FY2020 Actual tax bill of **\$4,652.59**. The remaining balance of **\$4,652.59** is split equally between 3rd and 4th Quarter Actual tax bills.

3rd Quarter bill amount: **\$2,326.29**
4th Quarter bill amount: **\$2,326.29**

\$8,329.95 - \$3,677.36 = \$4,652.59 this balance is divided between the remaining two quarters

Community Preservation Act (CPA is noted on the bill)

Calculation: (showing residential exemption) Value - \$100,000, value times tax rate times 1%
(**\$413,602 - \$100,000**) x 0.02014 x 0.01 = \$63.16 CPA charge for full fiscal year
The total tax bill for FY2020 is \$8,329.95 + 63.16 = \$8,393.11

All exemptions and outstanding Water, Sewer and Stormwater liens are applied to the Actual tax bill.

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What is a debt exclusion? A debt exclusion vote allows a town to raise tax revenue in addition to that generated under the Proposition 2½ levy. (Proposition 2½ limits the annual increase in tax revenue to 2.5% plus amounts generated by new growth.) These additional tax revenues pay for debt (principal and interest) borrowed for a specific purpose. In this way, a town can build a school or other building and not fund it from its existing revenues. In other words, a debt exclusion is a means of funding a particular project(s) with a temporary increase in the levy limit. The debt is excluded from (that is, exempt from) the levy limitations of Proposition 2½. Currently, Millis has the following debt exclusions listed below.

DATE	Article	Purpose	Amount Authorized	Registered Voters	Vote Count	Percentage of Registered Voters That Voted At Town Meeting	Ballet Vote	Percentage of Registered Voters That Ballot Voted	Term of Debt Service
6/14/2010	34	Construction Public Library	5,000,000	5,379	663 - yes 152 - No	15.15%	1366- Yes 1085 - No	45.57%	2033
5/13/2013	23	Police/Fire Station	9,961,088	5,601	91 - Yes 9 - No	1.79%	1135 - Yes 1129 - No 5 - Blank	40.51%	2035
5/13/2013	24	Quint Fire Truck	850,000	5,601	Unanimous 100 - Yes	1.79%	767 - Yes 502 - No 96 - Blank	24.37%	2028
11/6/2017	30	Replace Clyde F. Brown School	51,872,799 - Total Project Cost 21,423,711 - Grant 30,449,088 - Town Share	5,902	442 - Yes 21- No	7.84%	1087- Yes 698 - No 39 - Blank	30.90%	2045

Additional information:

<https://www.millis.org/home/files/millis-final-budget-document-fy20>

<https://www.mass.gov/guides/massachusetts-property-taxes>

<https://www.millis.org/assessing-department/files/you-and-your-property-taxes-taxpayers-guide-assessing-massachusetts>

<https://www.mass.gov/files/documents/2017/09/08/levylimitsprimer.pdf>

If you have questions regarding your property's assessed value, please contact the Assessor's Office to schedule an appointment to review your property assessment.

Assessor's Office

Name	Title	Phone
Teresa Gonsalves	Assessor	508-376-7049

Treasurer / Collector's Office

Name	Title	Phone
Jennifer Scannell	Collector / Treasurer	508-376-7091

Finance Office

Name	Title	Phone
Carol Johnston	Finance Director	508-376-7039