

Real Estate / Personal Property:

Current Tax Rate (FY2017) Actual Billing: \$15.23/thousand

Fiscal Year: The Town of Hubbardston's fiscal tax year runs July 1st - June 30th.

Calculation of Tax Bills: The calculation of tax bills is done by the Assessor's office. Once calculated, the Assessors commit the bills to the Tax Collector's office for collection. All tax abatements and exemptions must be granted by the Assessor's office.

Preliminary Tax Bills: The 1st and 2nd quarter tax bills are called Preliminary Bills and are based on each property's previous fiscal year taxes including betterments, liens and assessments. These are estimated bills only. Preliminary bills are mailed June 30 of each year and are due August 1st and November 1st respectively.

Actual Tax Bills: The 3rd and 4th quarter tax bills are called Actual Tax Bills. These bills are calculated by multiplying the assessed value of each property by the new tax rate, minus any preliminary tax payments. Actual tax bills are mailed December 30 of each year and are due February 1st and May 1st respectively.

Payment Due Dates: Any amount that is not paid by the appropriate due date is then subject to 14% interest per annum from the due date to the date of payment. Interest accrues daily.

Receipts: To receive a receipt when paying by mail, include a stamped, self-addressed envelope with your payment. Bring your entire bill with you when paying in person.

Abatements: Please contact the Board of Assessor's at 978-928-1400 x203 for more information or an application.

Exemptions: Certain property owners may qualify for an exemption on their real estate taxes. Exemptions are granted for various reasons: elderly, widowed, veteran, blind, etc. Please contact the Assessor's at 978-928-1400 x203 for more information or an application.

New Owners: State law requires that property taxes be listed in the name of the legal owner of record, which is the individual or entity that owned the property as of the January 1 prior to the beginning of the tax year. This office recognizes, however, that properties are bought and sold every day, and we make great effort during the entire tax collection process to send copies of all bills and correspondence to new owners, although we are required by statute to send the original bill to the owner of record. It would be incumbent upon all new owners, however, to make sure that they are in possession of a current tax bill. Failure to receive a bill does not in any way diminish the responsibility for payment of that bill.