Georgetown Property Tax FAQ
*From Your Friendly, Neighborhood Tax Collector*

In an attempt to answer all your questions about taxes, the Town Office has created this FAQ Resource Sheet. Please call the office if you have additional questions!

***How are tax amounts determined?*** Annually, the Board of Selectmen take approved budget figures and balance those against expected revenues, projected unanticipated expenses and the amount in the undesignated fund balance. They then use a formula to determine a range of mil rates and ultimately vote on the one that supports the projected expenses while striving to maintain a steady tax amount. The mil rate in 2020 was 8.10 – which means each $1000 of your property value was taxed at a rate of $8.10. The Board will vote on the 2021 mil rate in October/November and then commit taxes to be collected by the Tax Collector. At that time bills will be mailed and the Town Office will be able to provide updated tax amounts.

***When will tax bills be available?*** The Town of Georgetown historically sends tax bills in October/November. Did you know that by law, we are not required to send bills?

***When are taxes due?*** Taxes are due upon receipt of your bill. However, interest will not begin to accrue on your account until 60 days from the date of the bill.

***Who does the Town send the bills to?*** Tax bills are mailed to the property owner of record as of April 1st of the tax year.

***I sold my property, why did I get a bill?*** If your property was sold after April 1st, by State law you are still considered the owner of record. Your property purchase and sale documents will determine who is responsible for payment. The Town office cannot make this determination. Please forward the bill to the buyer or let them know they may request a duplicate. Bills cannot be automatically sent to new owners who purchased property after April 1st, but we are happy to provide duplicate copies upon request.

***My taxes are escrowed through my mortgage. Does the bank get the bill?*** NO. Bills are only mailed to the property owner of record. Many mortgage companies and banks contact the office for tax amounts due and submit payment on their customers’ behalf. It is up to you, or them, to make sure they have the information they need. This is especially important if you’ve recently refinanced.

***Can I call the office with my credit card?*** We cannot accept credit card payments.

***I sent in a payment but it was returned. What happened?*** If a payment is returned to you, it will be sent with an explanation. Here are some of the most common reasons why a payment would be returned:
 *The amount was incorrect.* A check will be returned if the payment is too much as our office does not issue refunds for overpayment.
 *The bill was already paid.* We’ve had several mixups with changes to mortgage companies or families who split bills. Payments are applied to accounts as they are received. It’s up to you and your bank and/or family to determine who is paying what.
 *Your check was filled out incorrectly.* If the date is wrong, the dollar amounts don’t match the numbers and words, the check isn’t made out to the Town of Georgetown, or is not signed, we cannot process your payment.

***I’ve missed the 60-day due date. Now what happens?*** After sixty days, interest begins to accrue on your account at a rate of 6% per annum. Please call the office for current amounts due before sending a payment.

***I’m having trouble paying my entire bill – do I have options?*** Of course. We understand that a one-time payment may be difficult. While we can’t stop the accrual of interest, we are happy to accept partial payments at any time.

***What happens if I can’t pay my bill?*** The lien and foreclosure processes are governed by State law. If you find yourself in a position that makes paying your taxes difficult, or even impossible, please contact the office to discuss what options may be available to you.

***Am I eligible for any exemptions?*** Applications and information about the State Homestead Exemption and Veteran’s Exemption can be found on our website, [www.georgetownme.com](http://www.georgetownme.com), under Forms & Applications. Applications are due by April 1st of the tax year.

***Who can I call with questions?*** The Town Office staff are happy to answer all your tax related questions! Call us at 207-371-2820.

***IF IT’S POSSIBLE WE DON’T HAVE YOUR CURRENT MAILING ADDRESS, PLEASE CONTACT US TO UPDATE YOUR RECORDS!***