

Interim Real Estate Taxes

Interim taxes are assessed in the event of new construction or improvements to an existing property, or a new parcel with land. Interim taxes are billed in February and August. The interim assessment is calculated by taking the difference between the previous assessment and the new assessment. More than likely the taxpayer has only been billed for the assessment on the land. The interim assessment is then for the additional improvements only.

They also may be billed for a new parcel that was created after our cut off date for the county billing. The owners may have purchased the land late in the year and we did not receive the paperwork until after our cutoff for tax billing. The bill would be sent in August for the previous or current tax year for the county billing.

The interim bill is based on when the improvements are completed or the house is occupied. For example if you moved into the house or completed the improvements on October 1st, 2005, we would issue an interim tax for 2 months for the county/township (November, December) and 8 months for the school (November thru June)

The county tax year runs on a calendar year from January to December. The school tax year runs on a fiscal year from July to June. The township tax may be billed with the county or school tax depending on what township the property is located in.

Interim taxes are assessed in the event of an increase in the assessment which would have taken place before the next general tax billing cycle. The interim tax is only for the period that the improvement existed. The interim tax is determined by months of actual use.