

# Frequently Asked Questions about my Village Tax Bill

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## **When will I receive my next bill?**

The annual Village of Mastic Beach tax bill is mailed on or about May 31st, of each year.

## **Why didn't I receive my tax bill?**

If you have a mortgage and they hold an escrow for your property they should have received your bill directly. If you do NOT have an escrow account and did not receive a bill please either look on the Village of Mastic Beach website for your bill information or contact Village Hall, at 631-281-2326 for a duplicate copy.

## **Why is there a lien on my property?**

When property taxes become due whether they are town, village or any other property tax, they immediately become a "lien". The reason for this lien is that in the event the property is sold during the grace period, the purchaser is aware that the tax is still due.

## **How can I pay a bill on June 1<sup>st</sup> when I only received it on June 1<sup>st</sup> or later?**

The bill states that it is due June 1<sup>st</sup> because that is the first day you can pay. The bill may be paid until July 1<sup>st</sup>, without penalty. The Village is unable to accept payment before June 1.

## **I receive the Enhanced STAR from the Town of Brookhaven, but why not from the Village?**

The STAR exemption is for School Taxes ONLY. However, an exemption is available to senior citizens over the age of 65 with limited income.

## **How do I qualify for Over 65 exemption?**

To qualify for an Over 65 Limited Income exemption, the property must be your PRIMARY residence, and your income from ALL sources must be \$37,399.00 or less. To qualify for the exemption on this bill an application MUST have already been submitted and approved prior to the bill being mailed. However, an application for future years may be obtained from either the Village of Mastic Beach website or at Village Hall, for next year's tax bill. Applications are accepted from August 1<sup>st</sup> until December 1<sup>st</sup> each year.

## **The bill says my house is worth \$XXX,XXX, how can that be correct?**

This amount is an Estimated Fair Market Value and is used primarily for information purposes; it is not necessarily what your property would sell for if you wanted to sell it. The Village of Mastic Beach, as do many other villages, utilizes the Town of Brookhaven tax roll which contains this market value information. Due to fractions of percentages there may be a minor discrepancy between the town and village estimated fair market value. However, the ASSESSED value is used by the Town of Brookhaven and the Village of Mastic Beach to calculate tax amounts. This is the amount that should be reflected on both the town and the Village tax bills.

**What is the REFUSE charge?**

**REFUSE - is another name for garbage/sanitation. This is the fee for garbage collection and dumping.**

**Can I pay multiple bills with one check?**

**Yes, please note all bill numbers being paid on the check.**

**How do I get the assessed value of my house down?**

**The grievance period for this bill has past. Taxes may be grieved at the Village level in February for the following year, or at the Town of Brookhaven each May.**

**Can I pay in multiple payments?**

**No, at this time the Village of Mastic Beach will only accept one (1) payment for the full amount of Village tax due; which must be postmarked or hand delivered no later than July 1<sup>st</sup> of the same year. If July 1<sup>st</sup> were to fall on a weekend, the next business day would be the accepted date.**

**Can I pay with a credit or debit card?**

**At this time the Village of Mastic Beach accepts Visa, MasterCard, Check, Money Order or EXACT CASH. Credit card and online check payments may also be paid on our website [www.masticbeachvillageny.gov](http://www.masticbeachvillageny.gov)**

**Why wasn't I notified of a bill before I got this?**

**The Village of Mastic Beach did post in the paper for three weeks prior to the billing that bills will be due and payable; it was also posted in Village hall. NY State real property tax law does not require notice to each tax payer.**

**Why did my Town of Brookhaven bill not go down?**

**In December 2011, when the Town of Brookhaven issued its bills, there were three lines that ceased to appear on the bill. The first two were found under the section labeled "TOWN TAX", one was TOWN GENERAL – PART TOWN FUND and the other was HIGHWAY – PART TOWN FUND. The other section was the bottom one labeled "OTHER TAX" and that was where the sanitation charge of \$377.88 per household was located. These items decreased your Brookhaven bill. However, the School Tax portion of your bill increased at a rate greater than the reductions causing an overall increase in your Brookhaven tax bill.**