



## RECEIVER OF TAXES

- Town of Wappinger has one of the lowest rates in Dutchess County.
- Tax records are public information. Home buyers are encouraged to call the Town to confirm the accurate taxes, that the property does not have any exemptions, and what the potential taxes could be based on the sales price. This is critical information in ensuring escrow accounts are established correctly and preventing a shortage after the first year of mortgage payments
- The Town of Wappinger is assessed at 100% market value. After a sale is recorded in the Dutchess County Clerk's office, it is reported to the Assessor's office. For taxation purposes, you could be taxed at the full sale price the following year.
- New home buyers who may be entitled to exemptions should contact the Assessor's office to confirm and apply for the same.

## TOWN AND COUNTY TAXES

- Town and County taxes consist of taxes for the following:
  - Town
  - County
  - Ambulance
  - Grinnell Library
  - Fire District
  - Water District (if applicable)
  - Sewer District (if applicable)
- Town and county taxes are mailed out mid-January and are always due on the last day of February without interest. Should that date fall on a Saturday or Sunday, the deadline is extended to the next business day. After the interest free due date, payments may be made from March 1<sup>st</sup> through May 31<sup>st</sup> with 2% interest and from June 1<sup>st</sup> through August 31<sup>st</sup> with 4% interest.

## SCHOOL TAXES

- By law, the Receiver of Taxes is required to collect school taxes for the school district. The Town has no authority over the school budget. It is prepared and presented by Wappingers Central School District and voted on by the public.

- The school tax year runs from July 1<sup>st</sup> through June 30<sup>th</sup>. Bills go out right after Labor Day and are due on or around October 10<sup>th</sup> without interest. The due date is set by the school district and varies from year to year.
- New owners should apply for their STAR exemption. This can be done online at [www.tax.ny.gov/star](http://www.tax.ny.gov/star) or they can contact the Assessor's office for assistance.

## **WATER AND SEWER**

- There are currently three water districts within the Town of Wappinger: United Wappinger, Fleetwood Manor, and Watch Hill. The Town's job is to ensure that clean, drinkable water is available to our residents 365 days a year.
- The Town currently operates five sewer districts: United Wappinger, Fleetwood Manor, Watch Hill, MidPoint Park and Wildwood Manor.
- Water quality reports are available on the Town's website.
- Bills are mailed out quarterly: January, April, July, and October.
- Prior to closing, a final water and sewer bill should be ordered, and the Town should be notified as to the name(s) and contact information for the new owners.
- The Town does not maintain private wells or septic systems.

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Receiver of Taxes  
Water & Sewer Billing

Maura Leonetti  
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