

DON'T DROP THE BATON

Some relay races are sprints and others are marathons, but no matter the distance of the race, a team can only successfully compete if each runner in each leg of the relay cleanly hands the relay baton to the next runner. The same applies to the successful collection of a tax title, which is actually very similar to a relay race.

Assessment of the Real Estate Tax (Assessors)

The Assessors' Office runs the first leg of the race by:

- keeping the tax map current
- keeping property owner addresses current
- assessing the property as shown on the tax map



Real Estate Tax Bill/Taking (Collector's Office)

The Collector's Office runs the second leg of the race by:

- issuing timely tax bills
- chasing returned mail
- conducting timely and accurate Tax Takings



Collection Activity/Installment Agreements (Treasurer's Office)

The Treasurer's Office runs the third leg of the race by:

- contacting the taxpayer or mortgage holder
- enforcing G.L.c 60, § 93, and G.L.c. 40, § 57 (if accepted)
- negotiating Installment Agreements



Petition to Foreclose Right of Redemption (Tax Title Attorney)

The Tax Title Attorney runs the fourth leg of the race by:

- filing the Petition to Foreclose with the Land Court
- zealously prosecuting the Petition to Foreclose
- obtaining payoffs, Decrees or Deeds-in-Lieu