

FREQUENT TAX QUESTIONS & ANSWERS

Q. When are Tax Bills Mailed?

A. Tax Bills will be mailed out **November 1st** of every year. Tax payers will only receive one notice with two coupons for the 1st and 2nd half of the amounts due.

Q. When are the Taxes Due?

A. The first half of the taxes will be due by **December 10th** and the second half will be due by **May 10th**

- *Regardless if you are paying the full amount the first **must** be paid by December 10th or it will be considered delinquent*

Q. Are there late fees if not paid on time?

A. Yes. Every 10th of the month you will receive:

- 1% interest from the amount that is due until paid in full
- 1% penalty from the amount that is due or \$5.00 (whichever is greater)
The minimum Penalty is \$5.00
- ***When delinquent taxes fall on a weekend or legal county holiday, payments become delinquent at 5:00pm the following business day.***

Q. When are the delinquent accounts transferred to the State?

A. July 1st of every year, real property that is delinquent for 3 years is reported to the State of New Mexico Taxation and Revenue Property Tax Division.

Q. After my property is reported to the State, what will happen then?

A. Once the property is reported to the State a \$125.00 State Cost Fee will be imposed and you will have two years to pay in full or the property will be auctioned

Q. If I did not receive a tax bill am I still responsible for the interest and penalty applied?

A. Yes. New Mexico is a self-rendering state (State Law, 7-38-36 NMSA 1978) which means the property owner is responsible for the timely payment of all property taxes, regardless if you've received a bill or not

Q. Why haven't I received my Tax Bill?

A. The address we have on file may not be current. The tax bills are mailed to the address that is Record in the County Assessor's Office. If your address has changed, please update your records with The Rio Arriba County Assessor's Office.

- Could have gotten lost in the mail

- If you do not receive your tax by the middle of November, please call our office and we can send or email you a statement

Q. If my Mortgage Company pays the taxes, will I receive a tax bill?

A. We try not to generate a tax bill for those who go through escrow to avoid confusion or double Payments but sometimes a few can slip through. If your mortgage company pays your taxes and you do receive a tax bill you can save it for your Records or discard

Q. If my account was paid by both myself and the mortgage company, what will happen?

A. The policy of this office is to apply the first payment received for taxes due. If two payments are received for 1st half taxes, the first payment will be applied to the 1st half amount due, while the second payment will be posted against the 2nd half amount. Any subsequent payments will be returned to the party making the payment.

If we receive a payment from your mortgage company, and later return or refund that payment, you will have to contact your mortgage company for any adjustments needed.

Q. What method of payments are accepted?

A. Cash, Check, Money Order, Cashier Check or call (575) 588-7727 or (505) 753-1663 to pay over the phone with a credit card

- The credit card company will charge a 2.5% convenience fee of the amount you are paying

Q. What will happen if my check bounces?

A. Your tax payment will be reversed and possible interest and penalty may accrue

Q. Do you accept post mark?

A. Yes. As long as the payment is posted on or before that due date there will be no interest and Penalty applied

Q. If I mail in my Tax payment will I receive a receipt?

A. Only upon request. The cancelled check is considered to be your receipt