

User Guide to the Taxpayers Receipt Box in Feb/May 2025 Great Barrington Real Estate Tax Bill

TAXPAYER'S RECEIPT

Bill Date	Bill No.
ACTUAL REAL ESTATE TAX	
TOTAL TAX + SP. ASSESS. DUE:	
PRELIMINARY TAX:	
ABATEMENT/EXEMPTION:	
GB FIRE DISTRICT TAX	
CPA TAX	
PAYMENTS MADE:	
INTEREST DUE:	
TOTAL BALANCE OVERDUE:	
AMOUNT DUE	
AMOUNT DUE	
TOTAL DUE	

Prepared by the Finance Committee

Please note that this User Guide is intended to help taxpayers understand their tax bill. The formal authority for these matters resides with the Town and the Great Barrington Fire District.

NOTE: Any questions regarding Assessed Value should be directed to the Assessor's Office.

We are currently in Fiscal 2025 (July 1, 2024 to June 30, 2025)
 Quarter 1 – (payment due Aug 5*, 2024). Quarter 2 – (payment due Nov 1, 2024)
 Quarter 3 – (payment due Feb 3, 2025). Quarter 4 – (payment due May 1, 2025)
* delayed from Aug 1

Lines Under "TAXPAYER'S RECEIPT" on the middle right hand side of the Bill		
1	Actual Real Estate Tax	This amount is the sum of up to 3 separate taxes (amounts as of as of 1/1/25): 1. Great Barrington FY 2025 property tax is \$13.79 per \$1,000 or 1.379% of assessed value 2. ONLY For water customers of the Great Barrington Fire District, a tax of \$1.50 per \$1,000 or 0.150% of assessed value. Customers of Housatonic Water Works do not pay this tax. 3. The Community Preservation act surtax which is 3% of the property tax after discounting the first \$100,000 of assessed value.
2	Total Tax + Sp. assess	This line would include any special tax assessments due – there are none at this time.
3	Preliminary Tax	This is the amount of taxes billed for the combined first 2 quarters (Q1 & Q2). This is equal to the actual total real estate tax bill from the prior year (FY 2024) divided by 2 (Any increase or decrease (from FY 2024 to FY 2025) is allocated to the 3 rd and 4 th quarter bill in line #1 above).
4	Abatement/Exemption	← Please contact the Assessor's Office with any questions about abatements or exemptions. https://www.townofgb.org/assessor
5	GB Fire District Tax	The Great Barrington Fire District (GBFD) is a government entity that sets its own tax rate and operates independently from the Town. It provides water distribution services to a majority of the Town (water for the remaining customers is provided by Housatonic Water Works and billed separately). * GBFD customers pay two separate bills – Part A is a usage fee billed separately by GBFD and Part B is a tax calculated as a percentage of assessed property value (see row 1 above). This Part B tax is included in the town's property tax bill. * The FY 2025 GBFD tax rate was approved at the GBFD Tax Classification meeting in fall 2024 and is intended for specific capital improvement projects (the minutes for this meeting along with other information are available at https://www.greatbarringtonwater.org). * Any increase or decrease (from FY 2024 to FY 2025) is allocated to the 3 rd and 4 th quarter bills. → GBFD Tax rate. (per \$1,000 of assessed value) → FY 2025: \$1.50 FY'24: \$1.59 FY'23: \$1.01 FY'22: \$1.03
6	CPA Tax	The Community Preservation Act (CPA) is a statewide program that was adopted by GB in 2012. As described further in the Town website, proceeds of this surtax are supplemented by funds from the state and used for a variety of community projects. https://www.townofgb.org/community-preservation-committee . The surtax amount is fixed at 3% of the property tax amount after discounting the first \$100,000 of assessed value. As a result, the surtax amount changes with assessed valuations. * Any increase or decrease (from FY 2024 to FY 2025) is allocated to the 3 rd and 4 th quarter bills. → Calculation of the FY 2025 CPA tax is $(\$13.79/\$1000) \times (\text{Assessed value} - [\text{subtract}] \$100,000) \times .03$ (3% rate)
7	Payments Made	Row 3 less any unpaid amounts
8	Interest Due	
9	Total Balance Overdue	
10	Amount Due 2/3/2025	The sum of Row 1 less Row 3 divided by 2
11	Amount Due 5/1/2025	The sum of Row 1 less Row 3 divided by 2
12	Total Due 2/3/2025	Row 10 repeated