

# Tax Information:

## FREQUENTLY ASKED QUESTIONS - Tax Information

### **What are your office hours?**

The County Treasurer's office is open from 8:30 a.m. until 4:30 p.m., Monday through Friday (excluding holidays.) We are not closed at lunch hour.

### **How much do I owe for delinquent taxes?**

Call the County Treasurer's Office (989) 269-9238 for tax amounts. Office hours are Monday through Friday (excluding holidays), 8:30 a.m. until 4:30 p.m. Be prepared to provide the parcel number, name, or location address, in order to receive tax information.

### **What should I do if I didn't receive a tax bill?**

You can request a tax printout for your delinquent taxes from the County Treasurer's Office, \$1.00 fee.

Contact the treasurer of your local unit for current tax bill information, or original tax bill.

### **I did not receive a tax bill - can you waive penalty and interest?**

No. The Treasurer cannot waive penalties and interest. The law clearly states that the failure to send or receive a notice does not prejudice the right to collect or enforce payment of property taxes. The State holds the taxpayer responsible to know that taxes are paid on time.

### **When are property tax bills sent out?**

Tax bills are sent out by the local units (cities, townships and villages). Villages and the summer tax bills are sent out in July. Winter tax bills are sent out in December.

### **When are taxes due?**

Summer taxes are due by September 16<sup>th</sup>. Winter taxes are due by February 29<sup>th</sup>. (Some local units add a penalty to taxes paid between Feb. 14<sup>th</sup> and February 29<sup>th</sup>). Village taxes are turned over to the County Treasurer as delinquent after September 14<sup>th</sup>. Summer taxes become late after September 16<sup>th</sup>. Summer and winter taxes become delinquent to the County Treasurer on March 1<sup>st</sup> with additional penalties and interest, computed with a 4% penalty, and 1% interest per month. Other costs are applicable if the property has gone into forfeiture. If your summer tax has not been paid by September 16<sup>th</sup> it is late, but still payable to your local unit. Please call your local unit for current tax amount.

### **What is my parcel number?**

You can get your number from a tax bill or by calling your local unit.

### **Where is my parcel located?**

If you provide a parcel number we can tell you which city or township you are in. If you do not have the number, check your tax bill. Your local unit will be listed on the bill.

### **What is my local unit?**

Your local unit is the city, village, or township that your property is located in. There are 2 cities, 28 townships, and 9 villages in Huron County.

### **What is the phone number for a city, village or township?**

Contact information for local units may be found on the Huron County website home page.

### **Can I make payments on my delinquent taxes?**

Yes, on taxes that are not in forfeiture. We accept 4 payments of approximately 25% per parcel per year. Payments may be made on properties in forfeiture by calling the Huron County Treasurer's office for further information. Forfeiture occurs after 1 year of delinquency. To ensure correct payment amount of taxes in forfeiture, please call the Huron County Treasurer for correct payment amounts.

### **Can taxes be paid by personal check?**

Yes, unless the taxes have gone into forfeiture. After October 1<sup>st</sup>, of the second year of delinquency, these taxes would require payment by certified funds (cashier's check, money order or cash). Please make checks and money orders payable to **Huron County Treasurer**. To ensure payment on the proper parcel, write your parcel number on your check or money order.

### **Where do I send my delinquent tax payment?**

HURON COUNTY TREASURER, PO Box 69, Bad Axe, MI 48413-0069 our physical address is:  
HURON COUNTY TREASURER, 250 E. Huron Ave. County Building, Room 204, Bad Axe, MI 48413

### **How many years delinquent can I be with my taxes before they are foreclosed upon?**

Two years.

### **What does it mean to be in forfeiture? Does that mean I lose my property?**

No. Forfeiture is not foreclosure. If your property is in forfeiture, you still have a year before it will be foreclosed upon. However, the interest and fees will be higher. When a property is forfeited, the interest rate goes from 1% per month to 1.5% per month, back to the date of delinquency. A \$235 fee is added to each parcel in addition to other fees and costs.

### **What happens after my property is in forfeiture?**

After a property has been in forfeiture for one year, it is foreclosed upon. Properties with 2022 delinquent taxes will be foreclosed upon in March, 2025.

### **What happens after my property is foreclosed upon? How do I get it back?**

Foreclosure is final. You cannot get your property back after it has been foreclosed upon.

### **When is your land sale?**

A public auction will be held in **August or September**. Parcels offered at the August or September sale will have a minimum bid requirement. The Treasurer reserves the right to open the auction and adjourn to another date.

### **Do you have a list of parcels being sold?**

A listing of parcels will be prepared prior to sale. There is a charge for this listing or [Click on the Home Page Icon labeled Land Sale](#)

**Do you have a list of houses being sold?**

No. The land sale listing is by parcel legal description.

**Can you provide me with an amount paid on taxes so I can figure my income taxes?**

There is a fee of \$1.00 for providing duplicate tax receipts.

**What is the assessed value of my home?**

The treasurer's office can provide you with the current SEV and assessment but any questions regarding your assessment must be directed to your township or city assessor.

**Do you accept credit cards?**

Yes, for Grant township summer taxes and City of Harbor Beach summer taxes. Card payments are accepted for delinquent taxes as well.

**Where do I make an address change?**

At your local unit. You should also call the Tax Mapping Department to change the County Records at (989) 269-9421.