



FREQUENTLY ASKED TAX QUESTIONS:

1) How can I verify if my taxes have been paid?

Twenty-four hour property tax information is available to City of Wixom residents. You will need your ten-digit property tax identification which begins with either a 17 or 22. This number is listed as your parcel I.D. number on your tax statement.

Property Tax Information Hotline: 248-858-0025 or toll-free 1-888-600-3773.

2) When will I receive my tax bill and when are they due?

Taxes are billed twice a year for both real and personal property. Summer tax bills are payable without penalty July 1st through August 31st. Winter tax bills are payable without penalty December 1st through February 14th. Beginning September 1st (for summer) a 4% penalty and 1% (per month) interest will be added. Beginning February 15th (for winter) a 3% penalty will be added.

3) Where can I pay my taxes?

Taxes may be paid:

- a) At City Hall. Located at 49045 Pontiac Trail – Either at the Finance department (7:15AM – 5:30PM/Monday through Thursday except Holidays) or in the drop box located outside the front entrance.
- b) On-line (Debit Card and Credit Card Payments). You may access the property tax payment option by clicking on the On-line payments option on the City of Wixom’s homepage on the upper right-hand side of the page. Or you may log on to www.officialpayments.com for credit cards and eps.mvpbanking.com for direct debits. You will need your ten-digit property tax identification which begins with either a 17 or 22 (this number is listed on your tax statement under “Parcel I.D. Number”).
- c) Lock Box. Simply mail your check and the UPPER portion of your tax statement to:
City of Wixom Tax Collection Processing
P.O. Box 674205
Detroit, MI 48267-4205
Postmarks are accepted. However, please allow sufficient time for mailing.
- d) Credit Card by Phone. Call **1-800-2PAY-TAX**. Visa, American Express, MasterCard and Discover accepted. Enter Jurisdiction Code **3232**.

4) What type of payment options do you offer for paying my taxes?

- a) When paying in person, we accept cash, check or money order. If paying on-line you may pay with direct debit or credit card; by phone all major

credit cards are accepted (Please be advised there is a fee for using a credit card). You will need your ten-digit property tax identification which begins with either a 17 or 22 (this number is listed on your tax statement under "Parcel I.D. Number"). The City of Wixom jurisdiction code number is **3232**.

Credit card payments **CANNOT be processed at the City's Finance Department.**

Please Note: The Check 21 Act became effective October 28, 2004. **What this means to you?** Your checks may be processed faster and money may be deducted from your checking account faster. To avoid penalty and return check fees, please make sure funds are available before writing your check.

- 5) My summer tax bill now includes Oakland County Operating tax. Why?

On September 30, 2004, Gov. Jennifer Granholm signed Public Act 357 of 2004 into law. This act mandates that over the next three years the County Operating tax will be transferred (in thirds) from the winter tax bill to the summer tax bill. The summer 2005 tax bill included 1/3 (or 33%) of the Oakland County Operating tax. The other 2/3's (67%) will remain on the winter 2005 tax bill. In 2006, 2/3's (67%) will be levied on the summer tax bill and 1/3 (33%) will remain on the winter tax bill. By 2007, 100% of the Oakland County Operating Tax will be levied on the summer tax bill.

- 6) My tax bill doesn't indicate that a mortgage company will be paying my property taxes but my taxes are escrowed. What should I do?

Bills are either directed to the homeowner **OR** the mortgage company. Contact your mortgage company so they can correct their records as they did not request your bill. You may send your bill on to the mortgage company for payment (You should contact them to verify their procedure). Please call us so that we may add your mortgage company to your tax records.

Please Note: It is very important for the homeowner to keep us informed if:

- A refinancing has occurred with a change in mortgage company
- The mortgage was sold to another lender
- The mortgage has been paid off
- The home is sold

Do not rely on the mortgage company or the new or former lender to relay this information. There is no such thing as too much information. State law holds the homeowner entirely responsible for making sure taxes are paid, so do what you can to see that the tax bill is properly directed.

7) I did not receive my tax bill. What should I do?

Please call our Finance office at 248-624-0885 to request a bill. Remember, failure to receive a tax bill does not waive interest and/or penalties.

8) My tax bill contains special assessment amounts. What are these for?

In the lower right-hand side of your bill, there is a box marked “special assessments”. This area contains delinquent monies owed for: water, sewer, refuse (garbage), etc.

9) I recently purchased my home and my taxes are higher than when the previous occupants owned the home. Why?

When a property is sold, the Taxable Value (which the tax bill is based on) becomes uncapped to the SEV (State Equalized Value). There could be a substantial increase in your tax depending on the difference between the Taxable Value and the State Equalized Value of your property.

10) I am selling my home. Who will pay the taxes?

This question is best answered by your realtor or title company. Normally, the taxes will be broken out between the seller and buyer according to time at the residence on the closing paperwork.

11) My tax statement is not showing my homestead exemption on my house. How can I correct this?

Please contact the Assessing Department at 248-624-3280 to correct your homestead status.

Note that all Homestead Affidavit forms are due in the Assessor’s Office no later than May 1st of a given tax year in order for the Homestead tax rate to be applied to a given property for that year.

12) Can I defer my taxes?

You can delay payment of your summer tax bill without penalty or interest until February 14th of the following year (deferment is only available for a homeowner's principle residence) if your total income in 2004 was under \$35,000.00 **and** you are classified as one of the following:

- 62 years of age or older, including the unmarried surviving spouse of a person who was 62 years of age or older at the time of death
- A paraplegic, quadriplegic, blind or totally and permanently disabled person
- An eligible Serviceperson, eligible Veteran, Eligible Widow or Widower

13) If I am not able to pay my taxes by the due date what will happen?

Any balance that is paid after the due date is assessed penalties and interest. Current year property taxes are payable to the City of Wixom until March 1st. On March 1st, all unpaid taxes are placed on the Oakland County Delinquent Tax Roll with additional penalties and interest. Once this takes place payments must be made to the Oakland County Treasurer ONLY (payments may not be made to the city any longer).

If you cannot pay all of your taxes, you should pay as much as you are able so that you only pay interest and penalties on the unpaid portion.

You should also be aware that once turned over to Oakland County:

*After 1 year, if taxes remain unpaid, these properties will have a lien placed on them.

*After 2 years, properties with delinquent taxes remaining unpaid will be foreclosed.

Please direct any questions regarding delinquent taxes to the Oakland County Treasurer at 248-858-0611. You may also find further information about delinquent taxes on the Oakland County website www.co.oakland.mi.us.

14) How can I access my property tax information when your department is not open or if I want general information on them?

Twenty-four hour property tax information is available to City of Wixom residents. You will need your ten-digit property tax identification which begins with either a 17 or 22. This number is listed as your parcel I.D. number on your tax statement.

Property Tax Information Hotline: 248-858-0025 or toll-free 1-888-600-3773.

15) Is there a fee for a copy of my tax statement?

No, there is no fee for a copy of a tax statement.

16) I received a tax statement for personal property but my business is no longer in the City of Wixom. Am I responsible for this statement?

Personal Property is assessed as of tax day, December 31st of last year. Businesses in existence within the City of Wixom as of that day are responsible for the full amount on the Summer and Winter tax bills.