

2025 Notice To Thetford Property Taxpayers

DEADLINES & PENALTIES

- **Due Date:** Full payment of property taxes must be made by **October 15 at 5 pm.**
 - **Late Fees & Interest:**
 - A **4%** penalty is applied immediately after **Oct 15, 5 pm.**
 - An **additional 4%** is added on **November 1** unpaid balance.
 - Interest accrues at **1% per month** after due date for the first three months, then increases to **1.5% per month.**
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PAYMENT OPTIONS

(You can pay weekly, monthly, or quarterly—as long as the total is received by Oct 15.)

- **In Person:** Monday–Thursday, 8:30 am–4:30 pm.
 - **24-Hour Secure Drop Box:** Located next to the mail-entry door.
 - **Mail:** Ensure plenty of time – post marks are **not** accepted as on time payments.
 - **ACH Direct Debit:** Sign up at least **15 days before Oct 15** via the forms on the Treasurer’s page of the Town website.
 - **Post dated checks will be returned not processed.**
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HOMESTEAD DECLARATION (Form HS-122)

- **VT law requires** Vermont (resident) homeowners to file Form HS-122 annually. This notifies the state whether your property qualifies for the **homestead education tax rate** or the non-homestead (non-residential) rate.
 - Homeowners who **also file the Property Tax Credit claim (Form HS-122, Section B) and HI-144 (Household Income)** by the **April 15** deadline may see a **state credit** on their tax bill.
 - Filing of HS122 **required** for resident homeowners even if household income exceeds **\$115,000.**
 - **Late filing accepted** through **October 15; late filing fee may apply.**
 - For details and forms, visit tax.vermont.gov/property-owners/homestead-declaration or contact Vermont Taxpayer Services at **(802) 828-2865.**
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PROPERTY SALES & SUBDIVISION

- **Tax ownership date:** Taxes are based on who owned the property on **April 1.**
- **Sold after April 1:** Seller and buyer must arrange payments privately.
- **New owners were mailed courtesy copies.**
- **Subdivided after April 1:** The original owner will receive the **entire bill;** prorations are not managed by this office.

IMPORTANT REMINDERS

- **Keep your tax bill**—it is the only copy you will receive and is needed for federal/state returns.
 - **Need a receipt?** Include a **stamped, self-addressed envelope** with your payment.
 - **Escrow accounts:** If your mortgage servicer pays your taxes, notify them of any revised bill promptly.
 - **Town Reports:** Check the box on your bill to receive a printed copy, or view reports online at thetfordvt.gov. This is the only method of distribution of Town Reports.
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ABATEMENT & DELINQUENT TAXES, LATE FILING HOMESTEAD PENALTY

- **Request a tax abatement** (reduction or exemption) under Vermont law (24 V.S.A. §1535).
Contact the **Town Clerk** at (802) 785-2922 ext. 100 or townclerk@thetfordvt.gov.
 - If your bill included a **Late Filed Homestead Declaration Penalty**, you may appeal an assessment of the penalty within 14 days after the date of mailing notice of the penalty (tax bill mailing date. Form is available on the Treasurer page of our website
 - For unpaid taxes, the Town follows its **Delinquent Tax Collection Policy**, which may include collection plans or tax sale procedures.
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CONTACT & OFFICE HOURS

- **Hours:** Monday–Thursday, 8:30 am–4:30 pm
(Closed on Sept 15–16 and Oct 13)
- **Phone:** (802) 785-2922
- **Website:** thetfordvt.gov, Treasurer page — includes information regarding Abatement, ACH, Late Filed Homestead penalty waiver.



QR code to Treasurer
page on the website
www.thetfordvt.gov

QUICK REFERENCE

 What to Do	When / Info
Pay property tax in full	October 15 at 5 pm
Avoid or minimize penalties	Pay before Oct 15 (4%) and Nov 1 (4%)
File HS-122 (and HI-144 for credit)	April 15 (late filing acceptable until Oct 15)
Retain your tax bill	Required for returns and escrow handling
Need a payment receipt?	Attach a stamped, self-addressed envelope
Questions or assistance?	Contact Treasurer or Town Clerk