



R. JACK STRAIN
SHERIFF & EX-OFFICIO TAX COLLECTOR
ST. TAMMANY PARISH

2014 PROPERTY TAX BILL



MESSMER, DEBRA
 285 CROSS GATES BLVD
 SLIDELL LA 70461-4122

58

15724

Tax Year: 2014
Due Date: December 31st, 2014

- This document and your cancelled check serve as your receipt. If your check has not cleared by February 1st, 2015, please contact our office at 985-809-8217.
- Interest will accrue at a rate of 1% per month or any portion thereof following the due date. As delinquency continues, additional fees will be applied.
- If your mortgage company pays this bill, please forward this bill to them.
- If you no longer own this property, please forward this bill to the new owner.

See reverse side of this form for additional information.

PROPERTY DESCRIPTION

LOT 206 CROSS GATES SUB PH 3 CB 925 400 404 CB 12
 65 730 CB 1259 375 CB 1330 697
 CB 1317 364 INST NO 1279754 INST NO 1281387 INST
 NO 1527953 INST NO 1527956 INS

ASSESSMENT NUMBER

1310720550

PROPERTY ASSESSED	ASSESSMENT
LAND	3,500
BUILDING(S)	14,945
TOTAL ASSESSMENT	18,445
LESS HOMESTEAD EXEMPTION	7,500
NET ASSESSMENT	10,945

MILLAGE & PARCEL FEE CHARGES

TAX DISTRICT	MILLAGE	TAX AMT
LAW ENFORCEMENT	11.66	\$127.59
SCHOOL DIST NO 12 BOND/INT	17.90	\$195.92
SCHOOL CONST TAX	3.78	\$41.37
SCHOOL MAINT OPERATIONS	4.81	\$52.65
SCHOOL BLDG REPAIR	3.42	\$37.43
OPERATION AND MAINT SCHOOL	35.27	\$386.03
SCHOOL ADD SUPPORT II	3.00	\$32.84
FLORIDA PARISH JUV CENTER	2.75	\$30.10
DRAINAGE MAINTENANCE	1.83	\$20.03
LIBRARY	5.35	\$58.56
PARISH SPECIAL ASSESSOR	2.69	\$29.44
PUBLIC HEALTH	1.83	\$20.03
ANIMAL SHELTER	.85	\$9.30
COUNCIL ON AGING	1.69	\$18.50
CORONER'S MILLAGE	2.96	\$32.40
ALIMONY 1	3.00	\$32.84
MOSQUITO DIST 2	4.30	\$47.06
FIRE DIST 01	33.50	\$366.66
NORTHSHORE HARBOR CENTER	5.00	\$54.73
SLIDELL HOSPITAL DIST	7.00	\$76.62
TOTAL PARISH MILLAGE/TAXES	152.59	\$1,670.10
ADDITIONAL CHARGES:		
LIGHTING DISTRICT 9	.00	\$28.00
FIRE DIST 1 PARCEL FEE	.00	\$39.00
PAY THIS AMOUNT		\$1,737.10

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

CHANGE OF ADDRESS NOTIFICATION : If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433.

Assessment #: 1310720550

Mailing Address: _____ (Street) _____ (City, State, Zip)

Physical Address: _____

Phone Number: _____ Email Address: _____

Signature: _____ Date: _____

Mail payment along with this bottom portion to:

TAX COLLECTOR - PARISH OF ST. TAMMANY - P.O. BOX 61080 - NEW ORLEANS, LA 70161-1080

ASSESSMENT NUMBER	TAX YEAR
1310720550	2014

Pay your bill online 24/7 at www.stpsopayments.com

Property Description:
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DUE DATE: DECEMBER 31, 2014

AMOUNT DUE: \$1,737.10

MESSMER, DEBRA
 285 CROSS GATES BLVD
 SLIDELL, LA 70461

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ST TAMMANY PARISH TAX COLLECTOR
 P.O. BOX 61080
 NEW ORLEANS, LA 70161-1080

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See reverse side of this form for additional information.

Frequently Asked Questions:

1. **How long do I have to pay my bill?**
Payments are considered timely until the due date listed on the bill. After this date, interest will begin to accrue at a rate of 1% per month. As delinquency continues, additional fees will also be applied.
2. **Where do I mail my property tax payment?**
Tax Collector, P.O. Box 61080, New Orleans, LA 70161-1080
3. **Why is my tax payment sent to New Orleans?**
The local bank serving as our fiscal agent has a processing center located on the Southshore. Direct mailing improves efficiency and reduces chances for mishandling the large volume of mail we receive.
4. **Can I write a personal Check?**
Yes, as long as the payment is made in timely fashion. Once delinquent letters go out, all payments must be made in cash/certified funds.
5. **Will you mail a receipt to me after posting my payment?**
No, the cancelled check and your portion of the tax bill will serve as your paid receipt. If you pay online or visit one of our payment locations, your payment will be recorded and a receipt will be provided at that time.
6. **How long will it take for my check to clear the bank?**
Due to the volume of mail to be processed, we ask that you allow some time for your check to be processed. If you paid timely and your check has not cleared by February 1st, please contact our office as soon as possible at 985-809-8217.
7. **I owe property taxes to the Parish and the City. Does this tax bill include both amounts?**
Yes! The STPSO now collects for all municipalities with a millage: Slidell, Mandeville, Covington, Abita Springs, Pearl River and Madisonville.

8. **What happens if I don't pay my property taxes?**
The property will be sold at the annual Tax Sale and a lien will be attached to the property. The property owner then has three years to file a redemption with our office and pay the accumulated fees at that time to remove the lien.
9. **When will the Tax Sale occur for 2014 property taxes?**
This date has not been determined, but historically the Tax Sale occurs in June or July.
10. **Does the Tax Collector send a copy of the bill to my mortgage company?**
Only if it remains delinquent for an extended period of time. It is advised that tax bills be forwarded to your creditor if they escrow for its payment.
11. **I bought my house at the end of the year. Who is responsible for paying the property taxes?**
Check to see how it was charged on your settlement statement. If in doubt, contact your title company.
12. **As the new owner, can I just pay my portion and have the previous owner pay his portion?**
No, unless you can coordinate both payments to be made in a single transaction.
13. **I am closing on my property and have to pay the taxes prior to closing. Will I get a refund when you post the payment from my mortgage company?**
That depends. You will need to call the Tax Collector for specific details.
14. **How long will it take for me to get a refund check from overpayment of property tax?**
Generally, within 60 days from the date the excess payment or refund is posted by our office.

Assessor-Based Q & A

1. **Why are my property taxes this amount?**
Your taxes are based not only on the assessed value of your property, but also the total of all voter-approved millages and/or parcel fees for its specific location.
2. **Why did the amount of my bill change since last year?**
Re-assessment occurs every four years, but the millages which apply to your property may be adjusted annually.
3. **My bill does not reflect my Homestead Exemption. What do I need to do?**
Please contact the St. Tammany Parish Assessor's Office at 985-809-8180 or visit one of their locations between 8:30am - 4:30pm:

St. Tammany Justice Center
701 N. Columbia, Covington
(or)
520 Old Spanish Trail,
Suite 4B, Slidell
4. **I have moved. How do I change my billing address?**
All address changes must be directed to the Assessor's Office.
5. **Why is my tax bill in the name of the previous owner?**
The sale may have occurred too late in the year for the information to be processed through the various governmental agencies. This year, the Assessor has processed all property transactions recorded with the Clerk of Court through mid-July.

Questions concerning payment of your tax bill should be directed to the Tax Collector's Office at:
985-809-8217

Payments can be made online at www.stpsopayments.com

Payments can also be made Monday-Friday from 8am-4:30pm at the following locations:

St. Tammany Parish Sheriff's Office
St. Tammany Justice Center
701 N. Columbia Street
Covington, LA

St. Tammany Parish Sheriff's Office
Sheriff's Administrative Building
300 Brownswitch Road
Slidell, LA

Questions concerning the amount of your bill or assessed value of your property should be addressed to the
St. Tammany Parish Assessor's Office at 985-809-8180