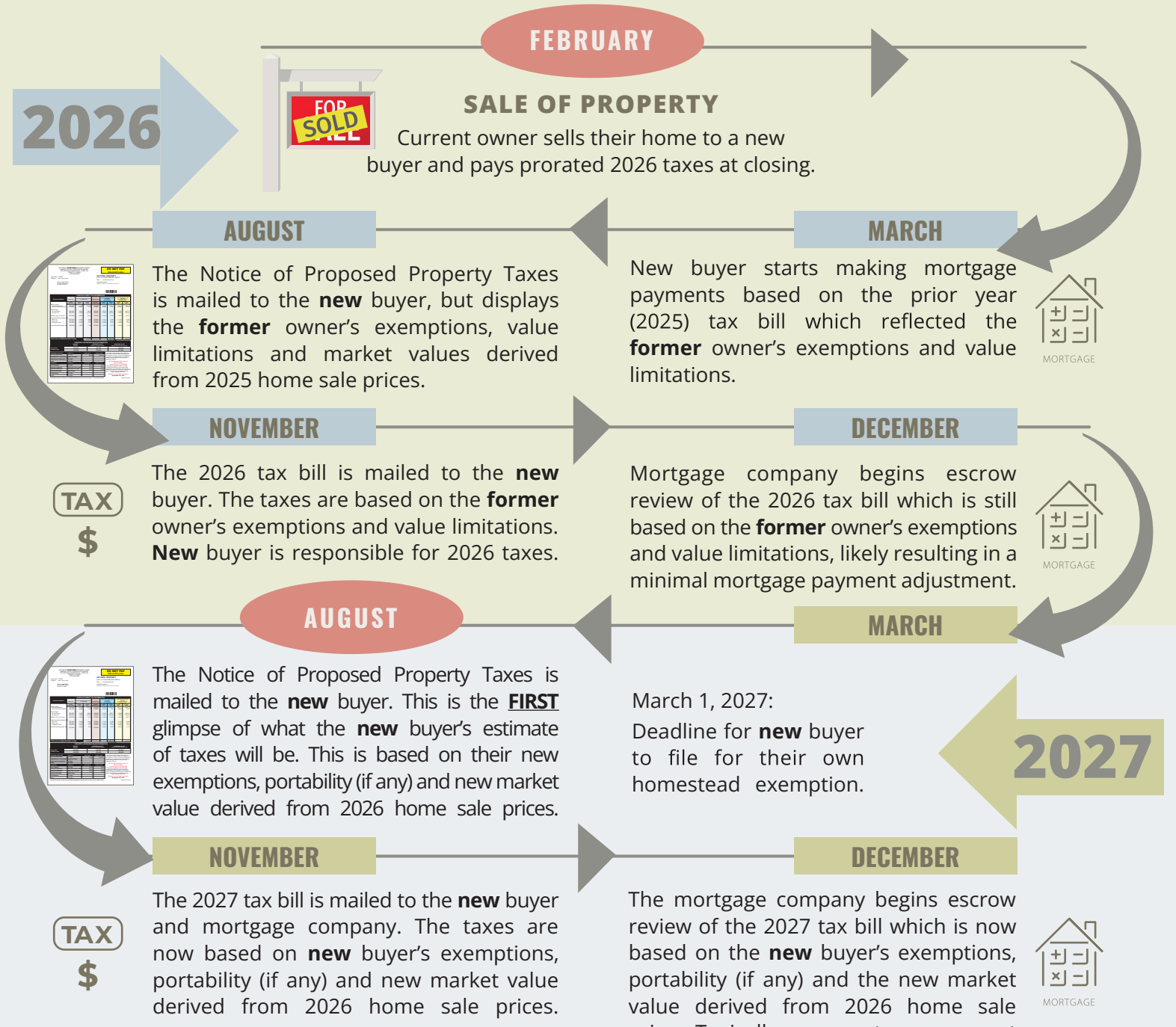


NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the typical purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes -- they are MONTHS apart! This does not reflect every sale scenario.



HELPFUL TOOL!

Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

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1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2027 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2028 bill.