TAX TITLE / TAX DEFERRAL

RELEASE NOTES – MARCH 2015

This document explains new product enhancements added to the ADMINS Unified Community for Windows **Tax Title / Tax Deferral** system.

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1. PAYMENTS

1.1. Pending Payments

When recording a tax title payment, if a batch is in entry status and ready to be submitted, the records are marked with a "Pending Payment" note on the Tax Title Balance Inquiry screens and the amount pending is displayed. Prior to the software update, once the batch was submitted, the pending payment note was not retained on the inquiry screen. Now the pending payment note will appear on the inquiry screens until the payment is posted. The Pending column has been relabeled to correctly reflect that the pending amount is only displayed on Entry.

Figure 1–Prior to batch being submitted

Figure 2 After Batch is Submitted

Once the batch is submitted, but not yet posted–the Query Screens including **Balances All Years**, **Summary by Year**, and **Detail** tabs will show the "Pending Payment" message. Once submitted the pending *amount* is not displayed.

[ADM-AUC-TT-3836]

2. INSTRUMENT OF REDEMPTION

Several changes were made to the Instrument of Redemption produced when a parcel is redeemed from tax title (payment is made in full).

1. The document was re-formatted to make it proportionate to the size of the page.
2. The first sentence was revised to list the initial taking date instead of the current year.

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3. Under Description of Land, the Book and Page numbers were added.

4. On the line beginning "Witness the execution" there was a typo corrected on the word "instrument".

5. The name for the treasurer is taken from the *current bill year* **Collections ▶ Forms Texts and Parameters Screen ▶ General Tab**. If a change is required, change the data in the table. It will be reflected on the Instrument of Redemption.

Figure 3 Instrument of Redemption Sample

[ADM-AUC-TT-3835]

3. REPORTS

3.1. Tax Title–As of a Date Report

This report is used to view all unpaid Tax Title Accounts, for example when reporting on outstanding account balances. It may also be used as a starting point to see which parcels are in tax title and then go to the actual accounts for more detail. It may be run for the current date or for past or future dates.

The interest rate charged on Tax Title accounts is the interest rate on the original taking. For example, an account that has been in tax title since 2005 would have a 10% interest rate in effect, whereas a new taking today (in 2015) would have a 12% interest rate.

To run this report, go to **Collections ▶ Reports ▶ Report Library ▶ TT/Deferral Reports,** select the **11368 Tax Title–As of a Date** report and click on run.
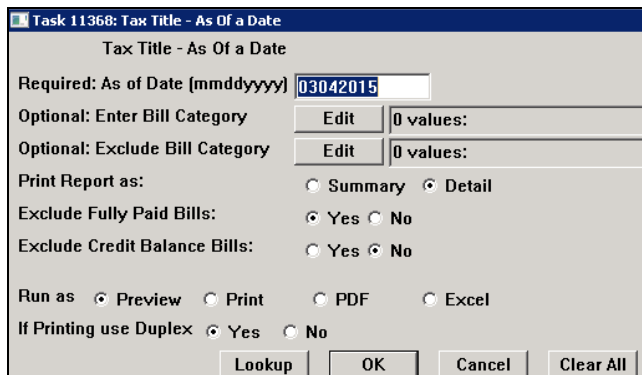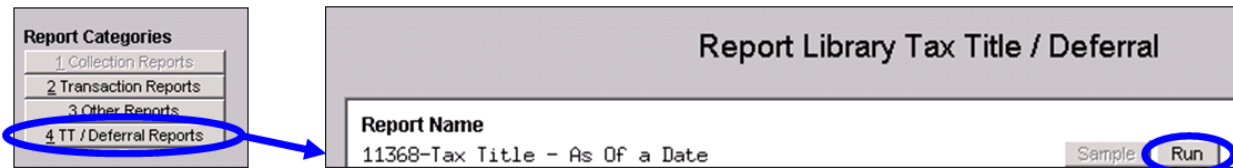
Prior to the software update, the **Tax Title–As of a Date** report was not reflecting interest properly. This was corrected. The table shows the interest rates used in the calculation for the original and subsequent takings.

Type	Year of Taking	Interest Rate Used
Original	2009	10%
Subsequent	2010	12%
Subsequent	2011	12%
Subsequent	2012	12%
Subsequent	2013	12%

Figure 4 Before

Type	Year of Taking	Interest Rate Used
Original	2009	10%
Subsequent	2010	10%
Subsequent	2011	10%
Subsequent	2012	10%
Subsequent	2013	10%

Figure 5 After

As an example, look at parcel 0009-0052-0000 below. As established in the Bill Type table, the interest rate for the year 2009 is 10%. The original taking was in 2009, with subsequent takings through 2013.

Viewing the **Tax Title Balance Inquiry** screen (accessed via **Collections ▶ Tax Title ▶ Tax Title Balance Inquiry**), this account has a balance of $26,368.33 and interest in the amount of $4,932.52.

Prior to the software update, the **Tax Title–As of a Date** report was showing an incorrect interest total of $7,615.08 and an incorrect balance total of $28,912.51 due to the interest being calculated using the wrong rate for the subsequent takings.

Figure 6 Before

Figure 7 After

[ADM-AUC-TT-3833]

4. HELP REFERENCE LIBRARY

4.1. New or Updated Documentation

The following new or updated documentation was added to the Help Reference Library.

- SYSTEM   System Administration Kit