



Tax Title

Release Notes

March 2025

There were changes added to the **ADMINS Unified Community (AUC)** for Windows **TAX TITLE** system for March 2025.

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1 Original Taking Year and Interest Percentage

Both the Tax Title Balance Inquiry and Tax Title Payment/Redemption screens have been updated to include the Original Taking Year and the Original Taking Percentage.

Collections -> Tax Title -> Tax Title Balance Inquiry

The screenshot shows the 'Tax Title Balance Inquiry' window. It includes a menu bar with options like 'File', 'Edit', 'Ledgers', 'Purchase Orders', 'Accounts Payable', 'Fixed Assets', 'Human Resources', 'Budget', 'Collections', 'Tax', 'Motor Excise', 'Billing', 'System', 'Favorites', and 'Help'. The main area displays a form with the following fields:

- 1 Parcel: 0007 -0009 -0000
- 2 Account: 0007 -0009 -0000
- 3 Owner: JGGG REALTY TRUST
- 4 Location: 167 FARM ST
- Show Past Takings: Yes No
- TT Attorney: [Blank]
- Orig Taking: 15-Jul-2022
- Orig%: .1500
- Payment Date: 31-Jan-2025
- Est. Added Fee: [Blank]
- Est Balance: 15530.18
- Status: Pending Payment

Below the form is a table with columns: Description, Charge, Deduction, Interest, Net Bill, Paid, Refund, Adjust, Balance, Entry Pending. The 'Tax' row shows a charge of 11856.91 and a balance of 11619.74.

Collections -> Tax Title -> Payment/Redemption Entry

The screenshot shows the 'Payment/Redemption Entry' window. It includes a menu bar with options like 'File', 'Edit', 'Ledgers', 'Purchase Orders', 'Accounts Payable', 'Fixed Assets', 'Human Resources', 'Budget', 'Collections', 'Tax', 'Motor Excise', 'Misc Billing', 'System', 'Favorites', and 'Help'. The main area displays a form with the following fields:

- 1 Parcel: 0004 -0014 -0000
- 2 Account: 0004 -0014 -0000
- 3 Owner: ZEBRA TRUST
- 4 Location: 462 HARTFORD AV
- Orig Taking: 08-Sep-2021
- Years Taken: 4
- Latest Year: 2023
- Orig%: .1600
- Payment Date: 09-Jan-2025
- Payment Type: Part Full Plan
- Total Due: 34406.93
- Payment: [Blank]
- Partial Payment Disbursed: Cancel Disbursement

Below the form are buttons for 'Balances All Years', 'Summary by Year', 'Detail', and 'Trx Summary'.

[ADM-AUC-TT-3902]



2 Tax Title Interest Calculation Report

A new excel report has been added to the Tax Title Balance Inquiry and Payment/Redemption screens.

Since Tax Title on a parcel can run across multiple years with different percentage rates on those years, trying to verify the calculation of new interest across those years was complex.

Collections -> Tax Title -> Tax Title Balance

For all parcels that have a balance the Interest Calculation Report button will be available.

[AUC] 11317-Tax Title Balance Inquiry [anthea]

File Edit Ledgers Purchase Orders Accounts Payable Fixed Assets Human Resources Budget Collections Tax Motor Excise Misc Billing System Favorites Help

Tax Title Balance Inquiry

1 Parcel: 0004 -0014 -0000 Show Past Takings: Yes No
 2 Account: 0004 -0014 -0000 TT Attorney
 3 Owner: ZEBRA TRUST
 4 Location: 462 HARTFORD AV

Owner at Taking: [Redacted] Current Owner: [Redacted]

Orig Taking: 08-Sep-2021 Orig%: .1600 Payment Date: 14-Mar-2025 Est. Added Fee: [Redacted] Est Balance: 35231.60 Pending Payment

Balances All Years Summary by Year Detail Transactions Trx Summary Attachments (6)

Description	Charge	Deduction	Interest	Net Bill	Paid	Refund	Adjust	Balance	Entry Pending
Tax	29537.03			29537.03	279.79			29257.24	5000.00
Water Lien	70.00			70.00				70.00	
Water Committed Int	9.80			9.80				9.80	
Advertising Fee	42.88			42.88				42.88	
Demand	20.00			20.00	5.00			15.00	
Advertising Prep Fe	10.00			10.00	10.00				
Instrument of Takin	106.00			106.00	106.00				
Tax Interest	5599.21		5836.68	11435.89	5599.21			5836.68	

Trx Hist List Summary List Form 410 Parcel OutsBal Acct Statement InterestCalc Rpt

Year	Bill#	TakingYr	BillRun	Category	Description	Current Balance	Calc New Int	Last InterestDate	PaymentDate	#Days	Rate	New Interest	New PerDiem	New Balance
Parcel 0007-0009-0000														
2021	001091-00	2021		1 01	Tax	3,215.90	Yes	8/30/2022	1/31/2025	886	0.15	1,170.94	1.32	
Total Bill Year: 2021						3,215.90						1,170.94	1.32	4,386.84
2022	001091-00	2021		2 01	Tax	3,352.19	Yes	7/29/2022	1/31/2025	918	0.15	1,264.65	1.38	
2022	001091-00	2021		2 33	Demand	5.00	Yes	7/29/2022	1/31/2025	918	0.15	1.89	0.00	
2022	001091-00	2021		4 72	Certificate of Redemption	106.00	No							
Total Bill Year: 2022						3,463.19						1,266.54	1.38	4,729.73
2023	001091-00	2021		2 01	Tax	5,051.65	Yes	6/1/2024	1/31/2025	245	0.15	508.63	2.08	
2023	001091-00	2021		2 05	Water Lien	359.25	Yes	6/1/2024	1/31/2025	245	0.15	36.17	0.15	
2023	001091-00	2021		2 06	Water Committed Interest	50.29	Yes	6/1/2024	1/31/2025	245	0.15	5.06	0.02	
2023	001091-00	2021		2 09	Trash Lien	285.00	Yes	6/1/2024	1/31/2025	245	0.15	28.70	0.12	
2023	001091-00	2021		2 13	Stormwater Lien	73.12	No							
2023	001091-00	2021		2 14	Stormwater Lien Committed	10.24	No							
2023	001091-00	2021		2 33	Demand	5.00	Yes	6/1/2024	1/31/2025	245	0.15	0.50	0.00	
Total Bill Year: 2023						5,834.55						579.06	2.36	6,413.61
Grand_Total						12,513.64						3,016.54		15,530.18



1

#Days The number of Days between the last interest date (being either the due date or when interest was last paid on this bill) and the Payment date entered on the screen

Rate Percentage Rate used to calculate new interest

2

Total Current Balance, New Interest and New Balance for the parcel for that taking Year

3

Total Current Balance, New Interest and New Balance for the parcel for all taking years.

[ADM-AUC-TT-3902]

3 Form 291 [Enhancement]

Collections -> Tax Title -> Account Update

Form 291 was updated to not show the labels for CPA and Betterments if the account does not have anything due for those tax categories.

[AUC] 11310-Tax Title Account Update [anthea]

File Edit Ledgers Purchase Orders Accounts Payable Fixed Assets Human Resources Budget Collections Tax Motor Excise Misc Billing

Bill#	001091-00	JGGG REALTY TRUST
Name	JGGG REALTY TRUST	JOSEPH A GARRETT - TR
Location	167 FARM ST	167 FARM ST
Parcel	0007 -0009 -0000	BELLINGHAM, MA 02019-0000
Account	0007 -0009 -0000	

	Real Estate		Tax Title		Redemption
Book	LC 972	Book	<input type="text"/>	Book	<input type="text"/>
Page	36	Page	<input type="text"/>	Page	<input type="text"/>



The filing of this statement for record or registration operates to extend the time within which a sale or taking may lawfully be made by continuing the tax lien until abatement or payment.

State Tax Form 291

The Commonwealth of Massachusetts

Town of Admins

Office of the Collector of Taxes

STATEMENT FILED TO CONTINUE MUNICIPAL LIEN

This statement is filed pursuant to General Laws, Chapter 60, Section 37A, (inserted by Acts of 1943, Chapter 478, Section 2). to continue, until abatement or payment, the lien for the tax in the amount of \$ 11,619.74
 Lien amount of \$ 777.90 Betterment of \$ CPA of \$
 (interest and costs to be added) assessed from 2020 to 2023

JGGG REALTY TRUST JOSEPH A GARRETT - TR

Before

The filing of this statement for record or registration operates to extend the time within which a sale or taking may lawfully be made by continuing the tax lien until abatement or payment.

State Tax Form 291

The Commonwealth of Massachusetts

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 (interest and costs to be added) assessed from 2021 to 2023

JGGG REALTY TRUST JOSEPH A GARRETT - TR

DESCRIPTION OF LAND

After

[ADM-AUC-TT-3902]

4 ADMINS Website Videos

Below are two videos that you will find helpful that are available at www.admins.com.

[Logging out of AUC \(1:54\)](#)

[Attachments \(4:20\)](#)