

Special Assessment Manager (SAM) and Special Improvement District (SID) enable you to manage both maintenance assessments and improvement districts. If you only have special assessments, the SAM portion of the application is available by itself. Upgrade to the full SAMSID version whenever a special improvement district is created.

- Manage both maintenance assessments and improvement districts
- Maintenance assessments can be rolled over year to year
- Calculations can be serial, amortized, or manually entered
- Billing information can be exported to another agency

Integrates with:
General Ledger, Cash Receipting

FEATURES



Receipt full or partial payments. Assessments can be receipted individually or through a batch.



Easily calculate prepayments and principal payoffs. Option to take partial payments on principal balance.



Penalty and Interest Assessments on Delinquent Taxes. System calculates based on date of payment and percentage entered by user.



Recalculate SID schedules when changes occur such as variable interest rates, property splits, or partial payments.



Search for Properties using Tax Identification, Name, In Care of Name, Geographic Code, Township/Range/Section or Subdivision.



When bond payments are due in advance of assessments being billed, interest may be capitalized over the life of the SID.



Bill and receipt entries are journalized to Accounting. Integration with Cash Receipting enables centralized payments.

Calculation Methods:

- Proportional units such as area, taxable value, or frontage
- Flat amount or fixed rate per proportional unit
- Assessment District only – Rate Codes (residential, commercial or industrial)

Interest Calculations:

- Serial (Principal amount per payment equal over life of SID)
- Amortized (Payment amount equal over life of SID)
- Summary Finances (principal & interest payments are set up for SID master and individual properties)
- Parcel Finances (principal & interest payments are set up for individual parcels)

Import/Export:

- Import / Export to & from County
- Import new Assessment & SID information
- Standard files are compatible with BMS county Tax system

Tax Query:

- Property information ■ Tax amount by due date ■ Status (paid, unpaid)
- Assessments to be paid ■ Set interest date to calculate penalty and interest

REPORTS

Name, Address, Legal Reports
Assessment Reports
Receipt Reports
Uncollected Taxes
Accounting Reports
SID Reports
And More