

Tax FAQ's

When are MUD tax statements mailed and due? Municipal Utility District tax notices are mailed in October. Taxes are due upon receipt of the statement. Penalty and interest begin to accrue on February 1. Payments are posted according to postmark, so if a payment is mailed in late January, be sure to have the envelope postmarked by the postal service no later than January 31 to avoid penalties and interest.

What if the information (i.e. name, address, etc...) is wrong on my statement? How do I get this corrected? Property owners are responsible for ensuring that the information on their tax statement is correct. Call the MUD Tax Dept. at 855-H2o-SAVE (855-426-7283) if any information on the MUD tax statement is incorrect.

What if I receive a tax statement and my mortgage company escrows (pays) my taxes? If a mortgage company pays your taxes and you receive the statement, write your loan number on the tax notice and send it to your mortgage company immediately.

What type of payment options do you accept? We accept cash, checks, and money orders. We also accept credit cards online - just follow [this link](#) to pay your taxes online. 3.2% convenience fee charged to online credit card transactions.

How do I find out if I am eligible for exemptions? Contact the Montgomery Central Appraisal District at 936-441-2186 for assistance with exemption qualification questions.

I sold my property but continue to receive MUD tax statements. How can I remove my name from this account? Contact the Montgomery Central Appraisal District (number above) to make any changes to your account.

What if I did not receive a MUD tax statement and my account becomes delinquent? Will I have to pay penalties? If you do not receive a tax statement before November 1 each year, contact the MUD Tax Office at 855-H2o-SAVE (855-426-7283). However, failure to receive a tax notice does not alter the validity of the tax, penalty, interest, the due date, the existence of a tax lien, or any procedure instituted to collect a tax (sec 31.01(g) Texas Property Tax Code).

I recently purchased my home and the sale was handled through an attorney or title company, who collected taxes at closing. Why did I receive a tax statement? Check your closing papers or contact the title company. It is possible that the title company may have collected from the seller and credited you at the time of closing which would mean that you, as the new buyer, are responsible for paying the tax when due.