



Property taxes vary by state, county, and in some cases city. For purposes of estimating property tax impounds, Nations Direct provides the below guidance. Please note that an analysis of taxes is made for each property and circumstance before closing, so the actual impound amount may vary from the below charts.

State Property Tax Schedule & Impounds Guide

State	Frequency	Installments Due On	# Months to Collect for Tax Impounds Based on First Payment Month (2 months cushion included, all delinquent taxes must be paid prior or through closing)											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Arizona (AZ)	Semi-Annual	October 1, April 1	5	6	7	2 *	3	4	5	6	7	2 *	3	4
California (CA)	Semi-Annual	November 1, February 1	6	6 *	2	3	4	5	6	7	8	9	6 *	5
Colorado (CO)	Semi-Annual	February 28, June 15	10	4 *	5	6	7	3 *	4	5	6	7	8	9
Georgia (GA)	Annual	December 20	3	4	5	6	7	8	9	10	11	12	13	2 *
Hawaii (HI)	Semi-Annual	August 20, February 20	7	2 *	3	4	5	6	7	2 *	3	4	5	6
Idaho (ID)	Semi-Annual	June 20, December 20	3	4	5	6	7	2 *	3	4	5	6	7	2 *
Indiana (IN)	Semi-Annual	May 10, November 10	4	5	6	7	2 *	3	4	5	6	7	2 *	3
Maryland (MD)	Varies	Contact County Tax Office												
Massachusetts (MA)	Quarterly	August 1, November 1, February 1, May 1	4	2 *	3	4	2 *	3	4	2 *	3	4	2 *	3
Michigan (MI)	Varies	Contact County Tax Office												
Minnesota (MN)	Semi-Annual	May 15, October 15	5	6	7	8	3 *	4	5	6	7	2 *	3	4
Montana (MT)	Semi-Annual	November 30, May 31	4	5	6	7	2 *	3	4	5	6	7	2 *	3
Nevada (NV)	Quarterly	August 15, October 1, January 1, March 1	2 *	3	2 *	3	4	5	6	2 *	3	2 *	3	4
Ohio (OH)	Semi-Annual	January 20, June 20	3 *	4	5	6	7	2 *	3	4	5	6	7	8
Oregon (OR)	Annual	November 15	4	5	6	7	8	9	10	11	12	13	2 *	3
Tennessee (TN)	Varies	Contact County Tax Office												
Texas (TX)	Annual	December 1	3	4	5	6	7	8	9	10	11	12	13	2 *
Utah (UT)	Annual	November 1	4	5	6	7	8	9	10	11	12	13	2 *	3
Washington (WA)	Semi-Annual	April 30, October 31	5	6	7	2 *	3	4	5	6	7	2 *	3	4

*Indicates that installment due must be paid through closing if evidence of payment outside of closing is not available.