

Upper Marjorie Manor Tax District
P.O. Box 8334, New Fairfield, CT 06812
860-880-0509 UpperMarjorieManor@gmail.com

**Information about the Upper Marjorie Manor Tax District
for real estate agents and attorneys**

The tax district covers the area known as Upper Marjorie Manor at the northern-most edge of Danbury off Route 37. It was formed in 2011/2012 to improve and maintain the very degraded roads in the private community. The road maintenance is funded by separate taxes billed by the district. It includes about 40 properties at the top of a steep hill accessed via Spruce Trail. The streets include:

- Spruce Trail
- Pine Trail
- Locust Trail
- Hemlock Trail
- Cedar Trail
- A house on Hickory Trail address whose garage is on Pine
- Beech Trail
- Walnut Trail

The specific parcels include:

Said lots are shown on the City of Danbury Tax Assessor's Map as Lot Nos. G03078; G03079; G03089; G03097; H03007; H03011; H03013; H03015 to H03017; H03020 to H03032; H03034; H03037; H03039; H03040; H03043; H04006 to H04033; H04035; H04035; H04036; H04047.

The tax rate at this time is 2.58 mils and is charged on the same assessed values as used by Danbury. **Danbury does not collect or track the taxes for our tax district; in order to determine back taxes or to allocate the taxes at the closing, please contact the treasurer by phone or email.**

The fiscal year runs from July 1 to June 30th; bills can be paid quarterly though many pay the full amount in one payment.

Please make checks payable to: **Upper Marjorie Manor Tax District and include property locations on check.**

We also have the ability to send electronic invoices and to accept credit cards through PayPal; the 2.9% processing fee for credit cards will be added on to the tax bill. If you are interested in electronic invoicing or paying by credit card, email the treasurer at UpperMarjorieManor@gmail.com.