

REAL ESTATE & PERSONAL PROPERTY



OVERVIEW

SoftRight's Real Estate & Personal Property solution is considered the flagship application of SoftRight's Tax Collection module. It is designed specifically for municipalities in the Commonwealth of Massachusetts.

Using a shared account ID file, collectors have the luxury of a management solution that centralizes each receivable, allowing multiple bills to be collected with a single keystroke. In addition, the application accommodates CPA and district tax billing, quarterly or semi-annual billing and an integrated cash drawer and receipt printer.

COLLECTIONS PROCESSING

- Automated functionality for all Real Estate and Personal Property transactions and functions from assessor file import through commitment and bill generation to payment
- Accommodates multiple open commitments and years
- Produces commitments, bills, demands, warrants and tax titles
- Automated payment reversals and adjustments
- Accommodates liens and betterments
- Manages CPA, land bank and district tax billing
- Multiple year maintenance and inquiries with viewable outstanding bills from prior years. Prior year outstanding balances can be reconciled upon payment with the click of a button
- Accommodates entry of omitted bills
- Allows for interest to be calculated to the day

INQUIRY & MAINTENANCE

- View all transactions for a specific account in summary, detail and drill-down modes
- Parcel snapshot containing deed date, land area, acreage and value information
- On-the-fly interest calculations

- Quarterly or semi-annual billing and payment views
- Tax title and bankruptcy status

COLLECTIONS REPORTING

- Detailed account history and interest details
- Financial summary in detail or summary formats
- Accountant financial summary
- Balance due
- Daily summary and journal by clerk and cash drawer
- Mailing labels

FULLY INTEGRATED WITH

- Accounts Payable for all refunds
- Treasury Receipts
- All Collections applications including
 - Motor Vehicle Excise
 - Tax Title
 - Abatements & Exemptions
 - Municipal Lien Certificates
 - Miscellaneous Receipts
 - Boating & Marine
 - Farm Animal Excise
 - Fire District
 - Utility Billing