

Tax Information Frequently Asked Questions

1. What are Real Estate Taxes?

The real estate tax millage rate for 2018 is 23.0073 mills for every \$1,000 of assessed value as determined by the Allegheny County Courthouse Assessment Office. Real estate tax name and/or address corrections must be made through the Allegheny County Courthouse Assessment Office at 412-350-4636.

The District contracts with Pennsylvania Municipal Service (PAMS), located on 336 Delaware Avenue, Oakmont, PA 15139, 412-826-0300. When paying by mail, all payments must be accompanied by the payment stub of the tax notice to assure proper credit. If a receipt is required when paying by mail, enclose a stamped, self-addressed envelope. It is recommended that all payments be made by check or money order. A charge of \$25.00 will be made for any checks returned because of insufficient funds in addition to any bank fees assessed.

Make checks payable to Riverview School District.

U.S. Postal Services postmark date will be considered as the date paid – no exceptions. Placing payment in the mailbox does not mean that it will be postmarked that day.

Please note you can also pay by credit/debit:

Please visit: <http://www.pamunicipalservice.com/real-estate-tax-payment>

You can pay with ACH electronic check (\$0.40 convenience fee)

- You can pay with credit/debit card (2.95% convenience fee)
- You have the option to pay immediately
- You have the option to schedule a payment

Use of a credit/debit card or ACH will incur a convenience fee. Convenience fees cover various administrative costs associated with accepting payments and are non-refundable. The convenience

fee is automatically calculated and is shown on the payment page before you submit your payment for processing. Convenience fees may appear as a separate charge from the bill amount on your bank or credit card statement.

Thank you for your understanding as we strive to continually improve our service and operate more efficiently.

FULL PAYMENT TERMS: (refer to Sample Form)

Discount Phase– 2% discount on the base amount for payment on or before August 31, 2018.

Face Phase – Face amount is payable from September 1 through October 31, 2018.

Penalty Phase– 10% penalty is added to payments between November 1 through December 31, 2018.

INSTALLMENT PAYMENT TERMS: *(Available to HOMESTEAD/FARMSTEAD Approved properties and Small Businesses with less than 50 employees (must have signed affidavit annually))*

Installment payments are in three (3) equal payments on the **face amount only**. These payments must be paid on or before August 31, September 30, and October 31, 2018. The second and third installment payments will be subject to a 10% penalty fee if payment is received after the due date indicated on the payment stubs.

2. What is Homestead/Farmstead Tax Exclusion?

Homestead and farmstead exclusion real estate tax assessment reduction began with authorization for the school year beginning July 1, 2007 under the provisions of the Homestead Property Exclusion Program Act (part of Act 50 of 1998) and the Taxpayer Relief Act (Act 1 of 2006).

The Riverview School District School Board authorized participation in this exclusion program which results in the following tax relief:

- The Pennsylvania Department of Education (PDE) has notified the School District that PDE will pay the District \$355,711 from State Gambling Tax Funds to be used for homestead/farmstead tax exclusions for the 2018 taxes.

Allegheny County Assessor's Office certified 2,164 homestead properties and 0 farmstead properties in the Riverview School District.

Dividing the PDE distribution amount of \$355,711 by 2,164 homestead/farmstead properties, the maximum real estate tax reduction amount applicable for 2018 is \$164.37 for each certified homestead (reduction of assessed value by \$7,144.25).

This amount will appear as a credit on your property tax bill if your property has been certified as part of this program.

Contact the Allegheny County Assessor's Office for more information about applying for this program.

3. How to Calculate Property Tax:

The amount of property taxes that you pay is calculated by multiplying the assessed value of your property, determined by the Allegheny County Assessment Office, by the millage rate set by the school district.

In practice, a millage rate of 1 (one) mill means that you pay \$1.00 (one dollar) in taxes for every \$1,000.00 (one thousand dollars) of assessed value. For instance, if your home has a new assessed value of \$100,000 and the school district has set a new millage rate of 50 mills, your property tax bill would be \$5,000.

To calculate your tax bill: First, convert the millage rate to its decimal equivalent to make the multiplication easier. [50 mills X .001 = .05] Then, multiply your new assessed value (\$100,000) by the decimal equivalent of the millage rate (.05) to determine your tax bill. [\$100,000 X .05 = \$5,000]

The 2018-2019 school district property tax millage is 23.0073. Using the information noted above, the tax amount due is calculated as follows:

Assessed value x .0230073 = tax amount due

4. Real Estate Tax Interim Information:

An interim bill is issued when additional assessed value is added to your property. New construction or additions to existing buildings trigger a reassessment by Riverview School District.

When a Notice of Assessment Change is forwarded to the District from the County Assessment Office, a bill will be issued for the additional assessed value. The period billed is from the date of occupancy to the end of the current tax year. In some cases, this may be for a period exceeding 12 months.

Interim bills are due in addition to regular tax billings.

Payment is due on interim bills as follows:

2% discount First 60 days after billing date

Face bill 60-120 days after bill date

10% penalty 121 days after bill date

5. What happens if I do not pay my bill before December 31st?

Pennsylvania Municipal Services Company is the current real estate collector for the Riverview School District. After December 31st they turn over all delinquent accounts to the delinquent tax collector for Riverview School District:

Weiss Burkardt Kramer, LLC

445 Fort Pitt Blvd #503

Pittsburgh, PA 15219

412-391-9890

6. What happens if I have an escrow account with my mortgage company?

Please make sure that your mortgage information is accurate with the Allegheny County Assessment Office. All taxes go directly to the mortgage company on file. Your mortgage company should be making payment on your behalf during the discount phase which runs through August 31, 2018. Please be vigilant as you are ultimately responsible for any penalties that occur due to an error in payment by your mortgage company.

7. Who Should I Contact About Incorrect Information On My Tax Bill?

Errors on tax bills, such as address changes, should be reported to the Allegheny County Courthouse Assessment Office at 412-350-4636.