

REAL ESTATE TAX

FREQUENTLY ASKED QUESTIONS

QUESTION: When will Real Estate Tax Bills be mailed?

ANSWER: Tax bills are mailed the beginning of July every year.

QUESTION: When are Real Estate Taxes due?

ANSWER:

- Discount – August 31
- Base – October 31
- Penalty – December 31
- Installments – 1/3 of Base – August 15, October 15, December 15. The first installment must be paid on or before the due date to be eligible for the installment plan.

The US Postal Postmark date will determine the date paid. There are no exceptions. Late postmarks will be returned.

QUESTION: Who should check be made payable to?

ANSWER: Checks must be made payable to School District of Lancaster.

QUESTION: What do I do if I do not have the bill?

ANSWER: You may call Berkheimer Associates at 610-599-3143 or 1-866-300-1714 to obtain the correct tax amount and the bill number and mail your check to:

Berkheimer Associates
Tax Department
PO Box 912
Bangor, PA 18013

If you have the original bill, enclose both the check and corresponding stub in the self addressed envelope provided. If a receipt is needed, enclose a self-addressed stamped envelope with payment.

QUESTION: Can I pay my Real Estate Tax bill by credit card?

ANSWER: Yes. See online payment instructions.

QUESTION: Does SDoL mail a copy of the bill to my mortgage company?

ANSWER: No. The bills are mailed to you and it is your responsibility to forward the bill to your mortgage company. Tax information is provided to 3rd party tax services. Contact your mortgage company to see if they receive the information electronically.

QUESTION: Whom do I contact regarding name or address changes on my Real Estate Tax bill?

ANSWER: Lancaster County Assessment Office at 717-299-8385.

QUESTION: If I have questions or disagree with my assessed value, who should I contact?

ANSWER: Lancaster County Assessment Office at 717-299-8385.

QUESTION: When will the taxes become delinquent?

ANSWER: The deadline to pay your taxes is December 31.

QUESTION: Whom should I contact if my taxes are delinquent?

ANSWER: Lancaster County Tax Claim Bureau at 717-299-8232.

QUESTION: If I am a senior citizen, disabled, widow or widower, is there any tax relief for me?

ANSWER: Contact the Office of Aging at 717-299-7979 to receive information about the Property Tax Assistance Program.

QUESTION: How do I obtain a Homestead/Farmstead Application?

ANSWER: Click on link.

QUESTION: Where do I mail my Homestead/Farmstead Application?

ANSWER: Mail the completed application to:

Lancaster County Assessment Office

150 N. Queen Street

Lancaster, PA 17602.

The deadline for completion is March 1.

QUESTION: Must I apply for the Homestead/Farmstead Reduction every year?

ANSWER: No. The approved application is good for as long as you own your property. If you sell your home and purchase another, you will need to reapply for reduction on your new property.

Tax Certification Procedures

Tax information is provided to settlement and tax servicing companies by contacting Berkheimer Associates. The request may be faxed to: 610-588-5765 or mailed to PO Box 912, Bangor PA 18013. If over night, please mail to Berkheimer Associates at 50 North 7th Street, Bangor, PA 18013.

Cert Fee: \$25.00 per parcel

Checks must be made payable to: Berkheimer Associates