



CITY OF PHILADELPHIA

Key Dates for Tax Years 2013 & 2014

		Tax Year 2013	Tax Year 2014
2012	September	<p>September 17, 2012--Tax Year 2013 Assessment Change Notices Mailed</p> <p>Although most properties' assessed values will remain unchanged from last year, approximately 5,000 properties will have a change and receive notice of the new values. Properties with no change will not receive a notice.</p>	<p>September 1, 2012--Homestead Exemption Applications Mailed</p> <p>Mailing of Homestead applications to all Philadelphia homeowners, pre-printed with their OPA account information.</p>
	October	<p>October 17, 2012--Tax Year 2013 Assessment Appeal Deadline</p> <p>Appeal applications must be filed no later than the first Monday in October or thirty (30) days from the date on the Assessment Change Notice, whichever date is later. The Oct. 17th deadline is 30 days from the notice date.</p>	
	November		<p>November 15, 2012--Return Completed Homestead Exemption Applications</p> <p>Homeowners that apply by Nov. 15th will have the Exemption reflected on their Tax Year 2014 Assessment Change Notice.</p>
	December	<p>December 10, 2012--Tax Year 2013 Tax Bills Mailed</p> <p>These tax bills will be based on 2011 Values. Calculations will be based on the following formula: Values x 32% (pre-determined assessed ratio) x 9.771% (tax rate).</p>	
2013	February	<p>February 28, 2013--Tax Year 2013 Tax Bill 1% Discount Deadline</p> <p>Although the 2013 Tax Bill payment deadline is 3/31, a 1% discount will be applied if paid by 2/28.</p>	<p>February 15, 2013-- Tax Year 2014 Actual Value Initiative (AVI) Assessments Mailed</p> <p>Beginning in Tax Year 2014, property assessments will be based on actual values. The Mayor and City Council will use the new values to set the Real Estate Tax rate by May 31, 2013. AVI will provide accurate and understandable assessments and tax bills.</p>
	March	<p>March 31, 2013--Tax Year 2013 Taxes Due</p> <p>Payment for 2013 taxes must be received (or postmarked) by this date.</p>	<p>March 31, 2013--Tax Year 2014 First Level Value Review Deadline</p> <p>First Level Review forms are due for property owners who want the OPA to reconsider the value assigned to their property.</p>
	May		<p>May 31, 2012--Budget Approved/Tax Rate Set</p> <p>Utilizing AVI property values, City Council will approve the budget and set the Real Estate Tax.</p>
	October		<p>October 7, 2013--Tax Year 2014 Formal Appeal Deadline</p> <p>Deadline for property owners to file a Formal Appeal with the Board of Revision of Taxes (BRT).</p>
	December		<p>December 9, 2013*--Tax Year 2014 Tax Bills Mailed</p> <p>These tax bills will be based on a new formula using 2014 Actual Values x a significantly reduced tax rate.</p>
2014	March		<p>March 31, 2014--Tax Year 2014 Taxes Due</p> <p>Payment for 2014 taxes must be received (or postmarked) by this date.</p>

*Exact date of mailing will be determined at a later time.