

REAL ESTATE TAX – FREQUENTLY ASKED QUESTIONS

Question: When are Real Estate Tax bills mailed out?

Answer: Tax bills are mailed out at the beginning of July every year.

Question: When are Real Estate Taxes due?

Answer: Discount: August 31

Base: October 31

Penalty: December 31

The US Postal Service postmark will determine the date paid - no exceptions. Remember, placing a payment in the mailbox does not necessarily mean that it will be postmarked that day. Late postmarks will be returned to the sender.

Question: Who should I make my tax check payable to?

Answer: Checks should be made payable to **Cocalico Tax Account** and mailed to:

Cocalico Tax Account

PO Box 4516

Lancaster, PA 17604-4516

Question: Can I pay by installments?

Answer: Yes

All property owners have the opportunity to make installment payments in (3) installments on the base amount of the bill.

1st Installment: Due by August 31

2nd Installment: Due by October 31

3rd Installment: Due by December 31

Once the first installment is received prior to August 31, a second mailing of the 2nd and 3rd installment stubs are mailed in September. Both the 2nd and 3rd payment stubs are on one sheet.

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

Answer: Yes

All credit card payments are made by calling Official Payments at (800) 272-9829. They currently charge a 3% convenience fee. You will be asked for a jurisdiction code. The jurisdiction code for Cocalico is 4869.

Question: Are Real Estate Tax bills mailed to our mortgage company?

Answer: No. All bills are mailed directly to the homeowner and it is the responsibility of the homeowner to forward the bill to their mortgage company. Tax information is provided to 3rd party tax services. Check with your mortgage company to see if they receive the information.

Question: I need to make a name or address change on my Real Estate Tax bill. Who should I contact?

Answer: Lancaster County Property Assessment Office at (717) 299-8381.

Question: I have a question or disagree with my assessed value. Who should I contact?

Answer: Lancaster County Property Assessment Office at (717) 299-8381.

Question: How can I get a receipt for the taxes I paid this year?

Answer: Send a self-addressed, stamped envelope with your tax bill and payment. You may also contact the tax office at (717) 336-1406 to have a receipt printed for you to pick up.

Question: My taxes are delinquent. Who should I contact?

Answer: Lancaster County Tax Claim Bureau at (717) 299-8232.

Question: How do I apply for the Homestead/Farmstead Exclusion?

Answer: The application is available by going to www.co.lancaster.pa.us/. Click on the "Transparency Portal." Select "Lancaster County Assessment Office." On left side of screen, click on "Homestead/Farmstead Exclusion."

Please note: The completed application should NOT be mailed to the school district.

Mail the completed application to:

Lancaster County Board of Assessment Appeals
150 North Queen Street, Suite 130
Lancaster, PA 17603

The filing deadline for the Homestead/Farmstead application is March 1 of each year. **If a property has already been approved, no further action is required.**

If you have further questions regarding the Homestead/Farmstead application, please call (717) 299-8381.