

Real Estate Tax FAQ

1. Who needs to pay the Real Estate Tax?

Real Estate taxes are paid by those who own property where the tax has been assessed.

2. How many annual Real Estate billings can you receive?

Real Estate taxes are collected by the County, Township/Borough and the School District that you live in. Generally, this could be up to 3 different tax bills for each tax year.

3. When does my bill get mailed?

County and Township bills are generally mailed out in February/March and School bills are generally mailed out July/August. This depends upon the jurisdiction that you live in. If you do not receive your bill around this time, it is important that you call in to get a duplicate copy. Failure to receive your tax bill does not eliminate your need to make timely payment.

4. What is an interim tax bill?

If the County Assessment office increases the assessment value of the parcel, depending on the effective date, you may receive an interim tax bill for the increased amount. Interim bills are in addition to your annual bill.

5. What do you do if you receive the tax bill but your mortgage company pays your taxes?

If your mortgage company pays your Real Estate Taxes, you should forward a copy of your tax bill to your mortgage company.

6. How do I appeal my assessment value on my property?

If you disagree with the assessment value of your tax bill, you should call your county assessment office to appeal.

7. What do I do if I received a tax bill and no longer own the property?

If you no longer own the property, please return the bill to our office indicating that the property was sold. You must also contact the Tax Assessor's Office at the County Courthouse to transfer the title of record.

8. Do we accept the postmark date?

The discount and face amount due date payments will be accepted by the postmark of your envelope, but if it is the final payment of the tax year, we must receive it by the date indicated on your tax bill.

9. What happens if CTCB receives duplicate payments?

The duplicate payment coming in will be returned to that payee.

10. How long does it take to get a duplicate tax bill?

Once CTCB has your request, it will take approximately 3-5 business days to mail your duplicate tax bill. Contact our office to request a duplicate copy or email us at captax@captax.com

11. How do I get a tax certification?

To obtain a tax certification, [click here](#) for a tax certification request form for your jurisdiction. You must put your request in writing with the parcel # you need the certification for, and include a self addressed stamped envelope (SASE) as well as a check for the certification fee.

12. How do I get a tax receipt?

At the time you send payment, include a self-addressed stamped envelope (SASE). If you have already sent in a payment, mail a (SASE) to our office and put your request in writing.

13. What is the Homestead/Farmstead Exclusion?

The Homeowner Tax Relief Act, Act 72 of 2004, was signed into law on July 5, 2004 to allow school districts to reduce property taxes through a homestead and farmstead exclusion. For more information on the Homestead/Farmstead exclusion, [Click Here](#)