



SeniorLAW Center

Protecting The Rights of Older Pennsylvanians

SeniorLAW Center is pleased to introduce a new program addressing the legal needs of senior taxpayers in Philadelphia:

Property and Inheritance Tax Aid for Elders



Are you behind on your property taxes?

Have you gotten letters stating that if you don't pay, your home will be sold at a sheriff's sale?

Is the deed to your home in someone else's name, or do you have questions about your deed?

Are you confused about the complex probate and inheritance tax system?

We provide free legal advice, representation, and education to seniors facing real estate tax foreclosure, tangled title issues, and inheritance tax issues affecting homeownership.

For more information or to schedule an outreach program at your venue, please contact:

Susanna Ratner, Esq.
ABA Section of Taxation Public Service Fellow
215 - 701 - 3204
sratner@seniorlawcenter.org

SeniorLAW Center
100 S. Broad St, Suite 1810
Philadelphia, PA 19110
www.seniorlawcenter.org
215 - 988 - 1244



SeniorLAW Center

Protecting The Rights of Older Pennsylvanians

Understanding the Actual Value Initiative (AVI)

- The City of Philadelphia recently reviewed and reassessed the value of all real property in Philadelphia. New assessment notices were mailed out earlier this year. The assessment notices include the new actual value for your property **for the tax year 2014**. That means that next year, your real estate tax bill will change based on the new assessment.
- **The notice is not a bill!** Your 2014 taxes will be calculated based on a new Real Estate Tax Rate, which may be significantly lower than the 2013 rate. This tax rate will be determined later this year.
- Make sure the property address, account number, and owner name(s) on the notice are correct. Also note your new assessed value on the notice.
- If you disagree with the new assessed value, you can appeal it. Although the first-level review period has passed, you may still file an appeal with the Board of Revision of Taxes (BRT).
- **Formal appeals are due to the BRT by October 7, 2013.**
- The appeal form can be accessed online at brtweb.phila.gov, in person at the **BRT, The Curtis Center, 601 Walnut Street, Suite 325 East, Philadelphia, PA 19106**, or by calling **215-686-9283** or **215-686-4343**.
- Real Estate appraisals are **not** required for most applications (only for those valued at over \$1 million).
- When you apply, you can request an oral hearing with the BRT. At the hearing, you can present evidence, including photos, documents and witnesses, to support your opinion of the property's fair market value.
- If you request a written appeal, you must attach documents to your application to support your opinion of the property's fair market value.
- You should investigate sales prices for comparable properties in your area to get an idea of how much money your house is actually worth. You can contact a real estate agent for help with that. You can also research sales prices on websites such as www.zillow.com.
- If you have any questions or would like help filing the appeal, please contact SeniorLAW Center HelpLine at (215) 988-1242.