



CITY OF PHILADELPHIA

Key Dates for Tax Years 2013 & 2014

Date	Action	Description
September 1, 2012	Tax Year 2014 Homestead Exemption Applications Mailed	Mailing of Homestead applications to all Philadelphia homeowners, pre-printed with their OPA account information.
September 17, 2012	Tax Year 2013 Assessment Change Notices Mailed	Although most properties' assessed values will remain unchanged from last year, approximately 25,000 properties will have a change and receive notice of the new values. Properties with no change will not receive a notice.
October 17, 2012	Tax Year 2013 Assessment Appeal Deadline	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 10/17 deadline is 30 days from the notice date.
November 15, 2012	Return Completed Tax Year 2014 Homestead Exemption Applications	Homeowners that apply by 11/15 will have the Exemption reflected on their Tax Year 2014 Assessment Notice.
December 10, 2012	Tax Year 2013 Tax Bills Mailed	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).
February 15, 2013	Tax Year 2014 Actual Value Initiative (AVI) Assessments Mailed	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.
February 28, 2013	2013 Tax Bill 1% Discount Deadline	Although the 2013 Tax Bill payment deadline is 3/31, a 1% discount will be applied if paid by 2/28.
March 31, 2013	Tax Year 2013 Taxes Due	Payment for 2013 taxes must be received (or postmarked) by this date.
May 31, 2013	Budget Approved/Tax Rate Set	Utilizing AVI property values, City Council will approve the budget and set the Real Estate Tax rate.