

REAL ESTATE TAX COLLECTOR

724-378-7292

twpoffice@independencetwp.comcastbiz.net



Mary Ellen Oros – Mary Ellen Oros has been an Independence resident for 52 years and has been elected our Real Estate Tax Collector for six (6) terms. Any tax questions that you may have, Mary Ellen will be happy to assist. She can be reached at 724-378-7292 or 724-378-3739 on Wednesdays her e-mail is twpoffice@independencetwp.comcastbiz.net

OFFICE HOURS: 9 a.m. – 2:00 p.m. Wednesdays at the Township Building

TAX CERTIFICATIONS ARE \$20.00 per parcel (Check made payable to Mary Ellen Oros) AND MUST PROVIDE SELF-ADDRESSED, STAMPED ENVELOPE – DUPLICATE TAX BILL & DUPLICATE RECEIPTS ARE \$5.00 per parcel

Please provide on company letterhead and include: parcel number, property owner, property address, buyer name or specify refinance, closing date and contact information. Mail request to:
Mary Ellen Oros, 135 Bocktown Cork Road, Aliquippa, PA 15001



REAL ESTATE TAX INFORMATION

Independence Township Real Estate is taxed by Beaver County, Hopewell Area School District and Independence Township. The Independence Township Real Estate Tax Collector collects taxes for Independence Township and Hopewell Area School District.

INDEPENDENCE TOWNSHIP TAX: Millage -12.5

Independence Township real estate tax bills are mailed on or about the 1st day of May – Taxpayers receive a 2% discount May 1 thru June 30; Face amount is due July 1 thru August 31; and pay a 5% penalty after September 1. Unpaid taxes are filed at the Tax Claim Bureau, Beaver County Courthouse on April 1 the following year.

HOPEWELL AREA SCHOOL DISTRICT TAX: Millage 72.2 (Subject to change 7/1 of any given year)

Hopewell Area School District real estate tax bills are mailed on or about the 1st day of July – Taxpayers receive a 2% discount July 1 thru August 31; Face amount is due September 1 thru October 31; and pay an 8% penalty after November 1. Unpaid taxes are filed at the Tax Claim Bureau, Beaver County Courthouse on April 1 the following year.

The School District offers taxpayers an installment payment plan – the face amount is divided into 4 equal payments due September 1, November 1, January 1 and March 1. To take advantage of this payment plan, the first payment must be made by September 1. If an installment payment is late, an 8% penalty is assessed on that payment. If a payment is missed, the balance due is at penalty.

BEAVER COUNTY TAX: Millage – 22.2

Beaver county Real Estate Tax bills are mailed out in mid-January. Any questions regarding county taxes should be directed to the County Treasurer's Office as the Independence Township Real Estate Tax Collector does not collect county taxes.

County Treasurer – 724-770-4540

HOMESTEAD ACT

*For existing residences – Homestead Act – An abatement on the fair market value of the home (primary residences only) application forms are available at the County Courthouse Assessment Office – 724-770-4480.

PLEASE NOTE: IF A CHANGE OF OWNERSHIP OCCURS, THE NEW OWNER MUST RE-APPLY FOR THE TAX CREDIT.

~~~IMPORTANT INFORMATION - PLEASE READ~~~



The Independence Township Tax Collector cannot add, delete or change the name that appears on your tax bill. To do this, under the law, you must record a new deed at the Recorder of Deeds Office. If your name is misspelled on the tax bill but correct on the deed, contact the office of Property Assessment to get it corrected.

Every effort is made to mail tax statements to property owners but, it is by law, the responsibility of property owners to obtain and pay the taxes on time. **The local Tax Collectors do not have the authority to waive penalty or interest charges that accrue after the due dates.**