

## FAQ

**What is the difference between a property tax and a real estate tax?** They are one in the same; the terms are interchangeable.

**I think I paid this already, will you take me to a zero balance if I can prove it?** Yes. We need to see proof of payment. Proof of payment is the front and back of a cancelled check or a stamped receipt from the elected tax official.

**I have an escrow account, shouldn't my mortgage company have paid this?** If you have an escrow account, your mortgage company should have indeed paid your tax bill. Sometimes accounts are transferred to another mortgage company or there are mixups with the bank and they do neglect to make tax payments on behalf of their customers. Contact your mortgage company and ask them for proof of payment.

**How do I get a tax lien off of my property?** When you pay a tax year in full, the tax lien will be satisfied the following month. If you need the lien satisfied ASAP, e.g. you're applying for a loan, you may pay in cash or another certified funds method and we can satisfy the lien that same day.

**What are the "Miscellaneous" charges on my receipt?** Those fees can range anywhere from postage to attorney's fees. Feel free to contact us for a breakdown.

**Do you collect the current year taxes?** No. We only collect prior years' taxes. Your current year taxes are collected by your elected tax official.

**Who is my elected tax official?** Baldwin – Gail Dobson-Mikush (412-884-0803); West Mifflin – Jonathan Hess (412-466-8177); Whitaker – Patricia Pasquiantonio (412-464-1199); Munhall – Donna Mercuri (412-464-7315); Homestead – Alice Paylor-Dais (412-461-1340 X102); West Homestead – Lisa Guckes (412-461-1844).

**Are the borough and the school taxes the same/on one bill?** No. The borough tax bills are sent to you each year from your elected tax official in the spring. The school tax bills are sent to you each year from your elected tax official in the summer.

**Do you collect the delinquent Allegheny County property taxes?** No. The delinquent Allegheny County property taxes are collected by Jordan Tax Service.

**Who do I make my check payable to?** Please make your check or money order payable to Legal Tax Service.

**Can I pay online?** Yes. Visit our website, [legaltaxservice.com](http://legaltaxservice.com) and click on "Residents"; scroll down until you find the appropriate borough or school district that you need to pay for.

**Which boroughs and schools do you collect for?** We collect for the boroughs of West Mifflin, Munhall, and Baldwin and for the school districts of West Mifflin Area and Steel Valley.

**Am I liable for these taxes even if I never knew about them?** Yes. Pennsylvania Statute 72 P.S. § 5511.7 states, "Failure to receive notice shall not relieve any taxpayer from the payment of any taxes imposed by any taxing district, and such taxpayer shall be charged with his taxes as though he had received notice."