

# Are you ready for the upcoming tax season?

## “High Priority” States:

PHOENIX considers New York and Pennsylvania high priority states as there are generally multiple taxing authorities within these states that may collect taxes separately – Town, County, and School.

PHOENIX has identified that many taxing authorities (primarily within Pennsylvania) do not provide tax information online, therefore they must be contacted via email, mail, or phone. It is also common in both NY and PA that tax certificates need to be requested and can cost anywhere between \$5-\$50 to obtain depending on the taxing authority.

## State Specific Tax Tips and Tricks:



### Taxes Coming Due

Illinois	Ohio
Michigan	Pennsylvania
New Jersey	West Virginia
New York	

**CA** - Property addresses are protected per state code. Only the parcel identifier is available to the public. The parcel needs to be verified prior to issuing payment.

**IL** - Requires a \$5 duplicate bill fee if the original bill is not included with payment (in all counties) - it is suggested taxes are paid online or automated wires to avoid additional fees.

**MI** - Current taxes are paid to the township/city. After 3/1 of any year, taxes are turned over to the county for payment.

**NV** - Can have special assessment dues not included on the tax bill. These will need to be confirmed using the parcel identifier at <https://amgnv.com/>.

**OH** - Taxes are required to be paid in full BEFORE the foreclosure deed is recorded. To avoid confusion with the recording and a simultaneous tax payment, it is important to be in close communication with the title company to confirm responsibility of payment.

**WI** - Pays taxes semi-annually. Most areas will pay the first installment to the city, and the second installment to the county. Confirm first before issuing payment if your county functions this way to ensure recurring payment is made to the correct entity.

# 2020 Property Tax Outlook

PHOENIX's data indicates that the average American pays approximately \$2394 in property taxes annually.

## TOP STATES

1. NJ - \$6982
2. NY - \$5084
3. IL - \$5015
4. CT - \$4790
5. NH - \$4450

## The PHOENIX Impact

PHOENIX's technology platform incorporates accurate tax data and a strict quality control process that ensures compliance with taxing authorities nationwide.

PHOENIX's property tax services includes, but are not limited to, bringing delinquent taxes current, maintaining recurring payments, as well as lien payoff and county recordings.

## Where does your State Rank?

## BOTTOM STATES

46. SC - \$920
47. TN - \$850
48. ND - \$836
49. AL - \$728
50. WV - \$690