

Bill No. 1340-03

No. 58-03-OR

AN ORDINANCE

Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, providing that any property assessment data that is public information be provided on the Allegheny County website, free of charge.

WHEREAS, Allegheny County has a real estate assessment system that contains thousands of bits of information on each property in the County, which is used to set the base for assessments; and

WHEREAS, such information contained in the system is public information and can be viewed by anyone who visits the assessment office at no charge; and

WHEREAS, such information, if accessible on the web, is also public information and should be viewed by anyone who has web access at no charge.

The Council of the County of Allegheny hereby enacts as follows:

Section 1.

The Allegheny County Real Estate Web Site shall include, but not be limited to, searching capabilities, property record information, and municipal tax maps as detailed in the subsequent sections of this ordinance. All such information shall be considered to be public information and shall be available on the County's Real Estate Web Site at no cost to the user.

Section 2.

The Allegheny County Real Estate Web Site shall have searching capabilities which shall include, but not be limited to, the ability to search by property address, block and lot number, owner name, street, and municipality.

Section 3.

The Allegheny County Real Estate Web Site shall include access to property record information for each property within the county. Each property record shall contain, at a minimum, eight categories of information: General Information, Building Information, Tax Information/Pay Taxes, Previous Owners, Image, Comparables, Appeal Status, and Maps.

A. The General Information category shall include, but not be limited to, the following information:

- (1) Municipal code
- (2) Name of municipality in which the property is located
- (3) Block lot number
- (4) Previous block lot number
- (5) Name of school district in which the property is located
- (6) Neighborhood code
- (7) Owner name
- (8) Property location (street address)
- (9) Tax code
- (10) Owner code
- (11) State code
- (12) Use code
- (13) Indication of whether the property is a qualified homestead or farmstead
- (14) Sale date
- (15) Sale price
- (16) Deed book
- (17) Deed page
- (18) Existing abatements
- (19) Lot area including dimensions such as width, length and frontage
- (20) Prior year's assessed land value, building value and total market value
- (21) Prior year's market land value, building value and total market value
- (22) Current year's assessed land value, building value and total market value
- (23) Current year's market land value, building value and total market value
- (24) Tax bill mailing address information
- (25) Change notice mailing address information

B. The Building Information category shall include, but not be limited to, the following information regarding the building characteristics:

- (1) Municipal code
- (2) Name of municipality in which the property is located
- (3) Block lot number
- (4) Owner name
- (5) Property location (street address)
- (6) Use Code
- (7) Style
- (8) Number of Stories
- (9) Year Built
- (10) Type of Exterior Finish
- (11) Type of Roof
- (12) Type of Basement
- (13) Grade
- (14) Condition

- (15) Total Number of Rooms
- (16) Number of Bedrooms
- (17) Number of Full Bathrooms
- (18) Number of Half Bathrooms
- (19) Type of Heating
- (20) Type of Cooling
- (21) Number of Fireplaces
- (22) Garage
- (23) Finished Living Area

C. The Tax Information/Pay Taxes category shall include, but not be limited to, the following information:

- (1) Municipal code
- (2) Name of municipality in which the property is located
- (3) Block lot number
- (4) Owner name
- (5) Property location (street address)
- (6) Mortgage Agent and mailing address
- (7) Current tax information including gross tax, net tax, taxable market value, and code and line information
- (8) Current and three prior years tax information including amount of tax, penalty, interest, total amount paid, date paid and a pay indicator

D. The Previous Owners category shall include, but not be limited to, the following information:

- (1) Municipal code
- (2) Name of municipality in which the property is located
- (3) Block lot number
- (4) Owner name
- (5) Property location (street address)
- (6) Deed book
- (7) Deed page
- (8) List of owners of record including date sale recorded and sale price

E. The Image category shall include, but not be limited to, the following information:

- (1) Block lot number
- (2) Property sketch
- (3) Property image

F. The Comparables category shall include, but not be limited to, the following information:

- (1) Block lot number
- (2) Street address
- (3) Year built
- (4) Sale price
- (5) Sale date
- (6) Amount of finished living space
- (7) Assessed value of the land
- (8) Assessed value of the building
- (9) Total assessed value

Such information shall be provided for each comparable, or in the alternative, a statement shall be provided as to why comparables are not available.

G. The Appeal Status category shall include, but not be limited to, the following information:

- (1) Municipal code
- (2) Name of municipality in which the property is located
- (3) Block lot number
- (4) Property location (street address)
- (5) School district in which the property is located
- (6) Year, appellant name, appealed by, hearing date, and status for each appeal filed within the current year and three prior years

H. The Maps category shall include, but not be limited to, the following information:

- (1) Block lot number
- (2) Owner name
- (3) Property location (street address)
- (4) Sale Date
- (5) Sale Price
- (6) State code
- (7) Use code
- (8) Appeal year
- (9) Hearing date
- (10) Appellant
- (11) Status
- (12) Land value
- (13) Building value
- (14) Market value
- (15) Map indicating sales and appeals around the property location

Section 4.

The Allegheny County Real Estate Web Site shall include access to a municipality tax map which shall include, but not be limited to, the following information:

- A. Aggregate types of property value for the entire municipality
- B. The current and two prior year's millage rates for the county, municipality, and school district
- C. The median residential property value for the municipality
- D. The taxes for the current and two prior year's for a \$100,000 property and the median value property

Section 5.

This ordinance shall take effect on January 1, 2004.

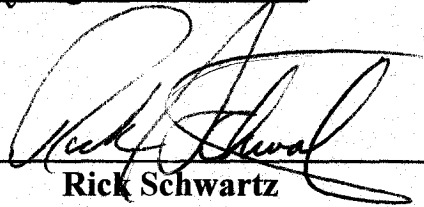
SECTION 6. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.

SECTION 7. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.

SPONSORED BY COUNCIL MEMBER FONTANA

Enacted in Council, this 18th day of November, 2003

Council Agenda No. 1340-03


Rick Schwartz
President of Council

Attest: John Mascio
John Mascio
Chief Clerk of Council

Approved as to form: Charles P. McCullough
Charles P. McCullough
County Solicitor

Chief Executive Office November 25, 2003

Approved: James C. Roddey
James C. Roddey
Chief Executive

Attest: Victoria Spence
Victoria Spence
Executive's Secretary