

Business Privilege Tax
Earned Income Tax
Mercantile Tax
Local Services Tax
Real Estate Tax



Collector of Taxes

Telephone: (570) 963-6756
Facsimile: (570) 963-6425
315 Franklin Avenue
Scranton, PA 18503

March 3, 2026

Memo To: Alto Strada
From: Jim Osborne, Controller
Subject: LERTA Credit—Revised Tax Bill

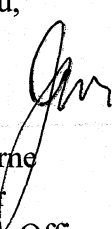
The Single Tax Office has received notification of your eligibility for LERTA credits on PIN 15660030010

These LERTA credits were not included in your original real estate tax bill. The revised real estate tax bill is included in this correspondence. The credits have been applied to the improvements portion of this updated bill.

You are eligible for the 2% discount if the tax bill is paid prior to April 15, 2026. The face value period runs from April 16 through June 30, 2026, and the 10% penalty phase is in effect from July 1 through December 31, 2026.

Contact me at (570) 963-6756 extension 3103 if you have any questions or need additional information.

Thank you,


Jim Osborne
Controller
Single Tax Office

NAME Alto Stada - 119 Prospect
CUSTOMER # 1091
MAP # 15660030010

2026
Year 3

LERTA ADJUSTMENTS

HOME EXEMPTION

	LAND MIL	LAND VALUE	LAND TAX	IMPR MIL	IMPR VALUE	IMPR TAX	TOTAL TAX	
CITY	0.006351	31720	\$201.45	0.006351	261350	\$1,659.82	\$1,861.27	
SCHOOL	0.009559	31720	\$303.20	0.009559	261350	\$2,498.11	\$2,801.31	\$4,662.58
HOMESTEAD EXEMPTION							-	
COUNTY	0.005510	31720	\$174.78	0.005510	261350	\$1,440.04	\$1,614.82	
EDUCATIONAL	0.000080	31720	\$2.54	0.000080	261350	\$20.91	\$23.45	
LIBRARY	0.000200	31720	\$6.34	0.000200	261350	\$52.27	\$58.61	\$1,696.88
	0.005790			0.005790				
TOTAL			\$688.31			\$5,671.15	\$6,359.46	

CITY REFUSE \$600.00
CITY/SCHOOL \$504.65
COUNTY \$183.66 ✓

2 Units
Reduced by Imp Tax >
Reduced by Imp Tax

2026 TAXES \$1,288.31

FACE IF PAID BETWEEN APRIL 16 - JUNE 30

\$1,262.54 DISCOUNT IF PAID BY APRIL 15

\$1,489.14

PENALTY IF PAID JULY 1-DECEMBER 31



Cathy Nealon Wechsler
Tax Collector
P.O. Box 709
Scranton, PA 18501-0709
Monday - Friday - 8:30 am - 4:30 pm

**2026 Scranton City/Scranton
School District Real Estate Tax Bill**



450346

ALTO STRADA DEVELOPMENT LLC
321 BIDEN ST STE 201
SCRANTON, PA 18503

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CITY & SCHOOL TAX

By Apr 15 (Discount)	1,034.56
Apr 16 - Jun 30 (Face Value)	1,104.65
Jul 1 - Dec 31 (Penalty)	1,227.12

COUPON FOR FULL PAYMENT

MAKE CHECKS PAYABLE TO:
Collector of Taxes

P.O. Box 709, Scranton, PA 18501.0709
or ON-LINE PAYMENT: scrantontaxoffice.org

★ TO RECEIVE A RECEIPT, INCLUDE A SELF-ADDRESSED,
STAMPED ENVELOPE WITH PAYMENT
★ TO RECEIVE A DIGITAL RECEIPT, INCLUDE YOUR EMAIL

(PLEASE WRITE YOUR EMAIL ADDRESS ON LINE ABOVE)

PIN # 15660030010

5506 040 1 200 16 1005 2 400

- SEE REVERSE SIDE FOR PAYMENT OPTIONS AND INSTRUCTIONS -

SCRANTON CITY & SCHOOL 2026 REAL ESTATE TAX BILL

Property Location: 119 PROSPECT AVE
Tax Notice: 1198 PIN# 15660030010
Taxpayer's Name: ALTO STRADA DEVELOPMENT LLC

CITY & SCHOOL TAX

By Apr 15 (Discount)	1,034.56
Apr 16 - Jun 30 (Face Value)	1,104.65
Jul 1 - Dec 31 (Penalty)	1,227.12

	LAND	IMPROVEMENT	TOTAL
ASSESSED VALUE	31,720	261,350	293,070
	MILLAGE		TAX
Municipal	6.350950		\$201.45
Refuse Fee			\$600.00
School	9.558500		\$303.20
	TOTAL CITY		\$1,104.65

Real Estate & Refuse Cannot Be Paid Separately.
DISCOUNT - Real Estate 2% / Refuse 10%
PENALTY - Real Estate 10% / Refuse 12%

NON-PAYMENT OF INSTALLMENTS BY DUE DATE WILL RESULT IN A PENALTY.

INSTALLMENT PAYMENT COUPONS FOR CITY/SCHOOL TAX ONLY

SCRANTON CITY/SCHOOL TAX	SCRANTON CITY/SCHOOL TAX	SCRANTON CITY/SCHOOL TAX	SCRANTON CITY/SCHOOL TAX
TEAR OFF AND RETURN DUE DATE: March 31, 2026	TEAR OFF AND RETURN DUE DATE: June 30, 2026	TEAR OFF AND RETURN DUE DATE: August 31, 2026	TEAR OFF AND RETURN DUE DATE: October 30, 2026
AMOUNT DUE: \$0.00	AMOUNT DUE: \$0.00	AMOUNT DUE: \$0.00	AMOUNT DUE: \$0.00
Name: ALTO STRADA DEVELOPMENT LLC	Name: ALTO STRADA DEVELOPMENT LLC	Name: ALTO STRADA DEVELOPMENT LLC	Name: ALTO STRADA DEVELOPMENT LLC
Pin #: 15660030010	Pin #: 15660030010	Pin #: 15660030010	Pin #: 15660030010
450346I01	450346I02	450346I03	450346I04
After March 31 Pay This Amount: \$0.00	After June 30 Pay This Amount: \$0.00	After August 31 Pay This Amount: \$0.00	After October 30 Pay This Amount: 0.00



Cathy Nealon Wechsler
Tax Collector
P.O. Box 709
Scranton, PA 18501-0709
Monday - Friday - 8:30 am - 4:30 pm

2026 Lackawanna County Real Estate Tax Bill



329404

ALTO STRADA DEVELOPMENT LLC
321 BIDEN ST STE 201
SCRANTON, PA 18503

COUNTY TAX	
By Apr 15 (2% Discount)	179.98
Apr 16 - Jun 30 (Face Value)	183.66
Jul 1 - Dec 31 (10% Penalty)	202.02

COUPON FOR FULL PAYMENT

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Collector of Taxes

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PIN # 15660030010

5506 040 200 16 1005 2 400

- SEE REVERSE SIDE FOR PAYMENT OPTIONS AND INSTRUCTIONS -

LACKAWANNA COUNTY

2026 REAL ESTATE TAX BILL

Property Location: 119 PROSPECT AVE

Tax Notice: 1198

PIN# 15660030010

Taxpayer's Name: ALTO STRADA DEVELOPMENT LLC

	LAND	IMPROVEMENT	TOTAL
ASSESSED VALUE	31,720	261,350	293,070
	MILLAGE		TAX
COUNTY TAX	5.510000		\$174.78
EDUCATIONAL TAX	0.080000		\$2.54
LIBRARY FEE	0.200000		\$6.34

COUNTY TAX	
By Apr 15 (2% Discount)	179.98
Apr 16 - Jun 30 (Face Value)	183.66
Jul 1 - Dec 31 (10% Penalty)	202.02