

allegheny county assessment appeal

Allegheny County Assessment Appeal: A Comprehensive Guide

Author: Jane Doe, Esq., Certified Public Accountant (CPA) and licensed attorney specializing in property tax law in Pennsylvania with over 15 years of experience handling Allegheny County assessment appeals.

Publisher: Pittsburgh Legal Resources, a leading provider of legal information and resources for residents of Allegheny County, Pennsylvania.

Editor: John Smith, J.D., LL.M. in Taxation, with 20 years of experience editing legal publications focusing on Pennsylvania property law.

Keyword: Allegheny County assessment appeal

Understanding Allegheny County Property Assessments and the Appeal Process

Navigating the Allegheny County assessment appeal process can be daunting, but understanding the system is the first step toward a successful outcome. Property assessments in Allegheny County are crucial because they directly impact the amount of property taxes you pay. An inaccurate assessment can lead to significantly higher taxes than you should be paying, making the Allegheny County assessment appeal process a vital tool for property owners. This guide will provide a detailed overview of the process, offering insights and advice for navigating this often-complex system.

The Assessment Process in Allegheny County

The Allegheny County Department of Assessment conducts regular reassessments of properties to ensure fair valuation. These reassessments consider various factors, including property size, location, condition, and comparable sales data. However, these assessments aren't always accurate, leading many property owners to seek an Allegheny County assessment appeal. Mistakes can occur due to outdated information, incorrect property classifications, or human error in the assessment process.

Grounds for an Allegheny County Assessment Appeal

Several reasons justify initiating an Allegheny County assessment appeal. These include:

Overvaluation: The most common reason for an appeal is the belief that the assessed value is higher than the market value of the property. A successful Allegheny County assessment appeal based on overvaluation requires presenting strong evidence, such as recent comparable sales of similar properties in the neighborhood.

Unequal Assessment: If your property's assessment is significantly higher compared to similar properties in the same area, you might have grounds for an Allegheny County assessment appeal based on unequal assessment. This requires demonstrating a systematic discrepancy in how assessments are applied across the county.

Incorrect Property Classification: Errors in classifying your property (e.g., residential vs. commercial) can lead to an incorrect assessment. An Allegheny County assessment appeal can rectify this, ensuring your property is classified accurately.

Errors in Data: The assessment may contain factual errors, such as incorrect square footage or lot size. Presenting evidence to correct these errors is key to a successful Allegheny County assessment appeal.

The Allegheny County Assessment Appeal Process: A Step-by-Step Guide

The Allegheny County assessment appeal process typically involves several steps:

1. **Review Your Assessment Notice:** Carefully examine your assessment notice for any inaccuracies or inconsistencies. Compare it to similar properties in your area.
1. **File an Appeal:** The deadline for filing an Allegheny County assessment appeal is crucial. Missing this deadline can severely impact your chances of success. The appeal must be filed with the Board of Property Assessment, Appeals and Review (BPAAR).
1. **Gather Evidence:** Compile all relevant documentation to support your appeal. This could include comparable sales data, photographs, property appraisals, and any other evidence demonstrating the inaccuracy of the assessment.
1. **Attend the Hearing (if necessary):** The BPAAR may schedule a hearing to review your appeal. Being prepared with your evidence and presenting

your case clearly and concisely is vital.

1. Review the Decision: The BPAAR will issue a decision on your appeal. If unsatisfied, you can appeal the decision to the Court of Common Pleas.

Strategies for a Successful Allegheny County Assessment Appeal

Preparing a strong case is paramount for a successful Allegheny County assessment appeal. This involves:

Professional Assistance: Consider consulting with a real estate appraiser or a tax attorney specializing in Allegheny County assessment appeals. Their expertise can significantly increase your chances of success.

Thorough Research: Gather comprehensive data, including comparable sales, to support your claims.

Clear and Concise Documentation: Organize your evidence methodically and present it in a clear and easy-to-understand manner.

Understanding the Legal Framework: Familiarize yourself with Pennsylvania property tax laws and the procedures governing Allegheny County assessment appeals.

The Importance of Timely Action in Allegheny County Assessment Appeals

Timely action is critical in the Allegheny County assessment appeal process. Missing deadlines can eliminate your opportunity for redress. Familiarize yourself with the specific deadlines set by the BPAAR.

Conclusion

The Allegheny County assessment appeal process, while potentially complex, is a valuable tool for property owners to challenge unfair or inaccurate assessments. By understanding the process, gathering sufficient evidence, and possibly seeking professional assistance, property owners can effectively advocate for their rights and ensure they pay only their fair share of property taxes. A well-prepared and timely Allegheny County assessment appeal can save significant amounts of money over the life of the property ownership.

FAQs

1. What is the deadline for filing an Allegheny County assessment appeal? The deadline varies each year; check the BPAAR website for the current year's deadline.
1. How much does it cost to file an Allegheny County assessment appeal? There are filing fees associated with the appeal; check the BPAAR website for current fee amounts.
1. Do I need a lawyer to file an Allegheny County assessment appeal? While not mandatory, legal representation can significantly improve your chances of success.
1. What type of evidence should I include with my appeal? Comparable sales data, property appraisals, photographs demonstrating property condition, and any documentation supporting your claim of overvaluation or other errors.
1. What happens if my appeal is denied by the BPAAR? You can appeal the BPAAR's decision to the Court of Common Pleas.
1. Can I appeal more than one aspect of my assessment? Yes, you can challenge multiple aspects of your assessment in a single appeal.
1. How long does the Allegheny County assessment appeal process typically take? The process can take several months, depending on the complexity of the case and the BPAAR's workload.
1. What if my property is newly constructed? How does that affect my Allegheny County assessment appeal? Newly constructed properties have

specific considerations; seeking professional help is advisable.

1. Where can I find more information about the Allegheny County assessment appeal process? The Allegheny County Board of Property Assessment, Appeals and Review (BPAAR) website is the best resource.

Related Articles

1. Understanding Allegheny County Property Tax Rates: A detailed explanation of how property tax rates are calculated and what factors influence them.
1. Pennsylvania Property Tax Laws: A comprehensive overview of Pennsylvania's property tax laws, including exemptions and appeals procedures.
1. How to Find Comparable Properties in Allegheny County: Strategies for identifying similar properties for use as evidence in an appeal.
1. The Role of Appraisals in Allegheny County Assessment Appeals: Guidance on obtaining and using professional appraisals in your appeal.
1. Common Mistakes to Avoid When Filing an Allegheny County Assessment Appeal: Tips for avoiding common errors and ensuring a successful appeal.
1. Successfully Navigating the BPAAR Hearing Process: A guide to preparing for and presenting your case effectively at a BPAAR hearing.

1. Appealing an Allegheny County Assessment to the Court of Common Pleas: A step-by-step guide to appealing a BPAAR decision to the Court.

1. Tax Exemptions for Seniors and Disabled Individuals in Allegheny County: Information on potential tax relief programs for specific groups.

1. The Impact of Market Fluctuations on Allegheny County Property Assessments: An analysis of how changing market conditions affect property values and assessments.

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United States. Congress. Senate. Committee on the Judiciary, 2002

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allegheny county assessment appeal: *ABA Property Tax Deskbook*, 2010

Additional Resources

PROPERTY APPEAL EDUCATION GUIDE

There is no cost to file an appeal with Board of Property Assessment Appeals and Review (BPAAR). If you feel that your property assessment is too high,

relative to your neighborhood, ...

20 ASSESSMENT APPEAL FORM - Beier Law

ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT APPEALS & REVIEW 20 ASSESSMENT APPEAL FORM ANNUAL APPEAL FILING DEADLINE: April 1, 2019 (Hand ...

Real Estate Advisory: 2025 Allegheny County Property Tax ...

On June 4, 2024, the Allegheny County Council unanimously voted to move up the 2025 Allegheny County property tax assessment appeal deadline to October 1, 2024 from March ...

INSTRUCTIONS FOR COMPLETING THE PETITION FOR APPEAL ...

A copy of Form 13-A (Disposition of Appeal from Real Estate Assessment), the paper you received from the Board of Property Assessment Appeals and Review must be attached to the ...

BOARD OF PROPERTY ASSESSMENT APPEALS AND REVIEW

Assessment appeals of the County certified valuation of real property. Appeals regarding the tax-exempt status of real property based upon applicable laws. Appeals of catastrophic loss ...

Tips for Assessment Appeal Hearings Please refer to

Appeal hearings provide property owners and/or taxing bodies an opportunity to present evidence to challenge the County's certified assessment. The Board of Property Assessment Appeals ...

Date: appeal) Property Owner's Name: withdraw the

This form can be submitted via US mail to the Office of Property Assessments, 331 County Office Building, Pittsburgh, PA 15219, via fax to 412-350-3008, or via email to ...

2012 PROPERTY ASSESSMENT APPEAL HEARING ASSISTANCE ...

- You can obtain an appeal form from the Office of Property Assessment, Customer Service Center, (412)350-4600, 3rd Floor County Office Building, or you can download a copy from the ...

Board of Appeals Petition Form (REV-65) - PA.GOV

Attach a copy of the notice being appealed. The fill-in form must be downloaded to your computer prior to completing. Petitions should be sent directly to the Board of Appeals online or by mail. ...

INSTRUCTIONS FOR COMPLETING THE PETITION FOR APPEAL ...

A copy of Form 13-A (Disposition of Appeal from Real Estate Assessment), the paper you received from the Board of Property Assessment Appeals and Review must be attached to the ...

LATE APPEALS OF ALLEGHENY COUNTY ASSESSMENTS

Valid reasons for a late appeal include (a) administrative breakdown by

Allegheny County, (b) fraud, (c) physical or mental infirmity that prevented the timely filing, or (d) overseas military ...

2012 Allegheny County Property Reassessments Frequently

A. Property owners have a right to appeal the decision of the Board to the Allegheny County Court of Common Pleas. The appeal must be filed within 30 days of the mailing date of the board's ...

Allegheny County's 2020 assessment appeals - Allegheny ...

Summary: In 2020, the Allegheny County Board of Property Assessment Appeals and Review (BPAAR) heard 8,216 appeals of assessed values. Appeals had to be filed by March 31, 2020, ...

IN THE COMMONWEALTH COURT OF PENNSYLVANIA

Mar 3, 2020 · The sole issue before us on appeal is whether the Allegheny County Court of Common Pleas (Trial Court) erred in denying Brendan Brown's (Owner) request to appeal two ...

The common level ratio in assessment appeals

The June 15 STEB advisory presented the certified county 2021 CLRs for use in appeals beginning July 1, 2022. Allegheny County's 2021 CLR is set at 63.6. Statewide, CLRs ranged ...

Macy's Inc. - Unified Judicial System of Pennsylvania

Viewers of Allegheny County, acting as Board of Viewers for the trial court, held an evidentiary hearing on the property's assessments for the 2009, 2010 and 2011 tax years. 2

Assessment Appeals Since Allegheny County's Reassessment ...

The assessment data provided by Allegheny County is thorough in providing information on each appeal case. The database not only assigns each property a parcel number, but also provides ...

Allegheny County's 2021 assessment appeals - Allegheny ...

Summary: In 2021, the Allegheny County Board of Property Assessment Appeals and Review (BPAAR) heard 10,226 appeals of assessed values—the highest number of appeals since ...

IN THE COMMONWEALTH COURT OF PENNSYLVANIA

Mar 8, 2016 · Our Supreme Court discussed the proper basis for granting an appeal nunc pro tunc in Union Electric Corp. v. Board of Property Assessment, Appeals and Review of ...

SPECIAL APPEAL FORM - Allegheny County

ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT APPEALS & REVIEW SPECIAL APPEAL FORM Please read instructions before completing this form. *All required information ...

INSTRUCTIONS FOR COMPLETING THE PETITION FOR APPEAL ...

Petitioner is filing this appeal to the Court of Common Pleas of Allegheny County. WHEREFORE, Petitioner requests this Honorable Court to set the

assessment to such amount as may be ...

BOARD OF PROPERTY ASSESSMENT APPEALS AND REVIEW

Administrative Code of Allegheny County, the Second Class County Assessment Law and the General County Assessment Law, the Board of Property Assessment Appeals and Review is ...

ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT ...

On January 24, 2023, the Allegheny County Council enacted Ordinance Number 12524-22 amending Section 5-207.08.B of the Administrative Code, to provide that appeals based in ...

Date: appeal) Property Owner's Name: withdraw the

This form can be submitted via US mail to the Office of Property Assessments, 331 County Office Building, Pittsburgh, PA 15219, via fax to 412-350-3008, or via email to ...

County of Allegheny

County of Allegheny BOARD OF PROPERTY ASSESSMENT, APPEALS & REVIEW ... and attend the assessment appeal hearing of the Board of Property Assessment, Appeals & ...

LATE APPEALS OF ALLEGHENY COUNTY ASSESSMENTS

reasons for a late appeal include (a) administrative breakdown by Allegheny County, (b) fraud, (c) physical or mental infirmity that prevented the timely filing, or (d) overseas military service.

Board of Property Assessment Appeals & Review (BPAAR) ...

Board of Property Assessment Appeals & Review (BPAAR) APPEAL POSTPONEMENT REQUEST FORM ... US mail to the Office of Property Assessments, 331 County Office ...

Tips for Assessment Appeal Hearings Please refer to

Appeal hearings provide property owners and/or taxing bodies an opportunity to present evidence to challenge the County's certified assessment. The Board of Property Assessment Appeals ...

Submitting Materials for a BPAAR Assessment Appeal

Submitting Materials for a BPAAR Assessment Appeal Hearing ONLINE . Begin by finding your parcel on the Real Estate Portal online. ...

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