

Allegheny County Reassessment Update



February 21, 2012

Judge R. Stanton Wettick recently issued a new Order of Court clarifying certain issues with regard to Allegheny County's tax reassessment. As anticipated, ALL municipalities and school districts must use the 2011 values for calculating tax liability in 2012. This means that for this year, all property owners in Allegheny County will be taxed according to their 2011 assessment, not at the 2012 figure.

However, property owners must appeal the new (2012) values for 2013 tax purposes soon or they lose that right. It was recently determined that the deadline to file formal appeals to the Board of Property Assessment Appeals and Review (BPAAR) challenging the new values will be the same for all property owners in the County: April 2, 2012. This is also the deadline for filing formal appeals of the 2011 (old) values for 2012 tax purposes.

The County is on schedule to mail the 2012 values to the County's southern suburbs by February 18, and to the northern and western suburbs by the end of February. Whereas property owners in the Pittsburgh, Mt. Oliver and eastern suburbs had months from the time they received their new values to prepare and file an appeal, property owners in the southern, western and northern suburbs are under much greater time constraints and must act quickly to preserve their appeal rights.

Contact the dedicated tax appeal attorneys with Maiello, Brungo & Maiello's Real Estate Law Team with any questions regarding your 2012 Allegheny County tax assessment by 412.242.4400 or by email at realestate@mbm-law.net. Our attorneys have successfully handled thousands of assessment appeals and can guide you through this often confusing process.