

# Property Tax Guidelines

## Allegheny County, PA

### Important Dates

<i>Valuation Date</i>	January 1, 2012
<i>Tax Bills Due</i>	April 30th. If paid by March 31st, there is a 2% discount
<i>Assessment Cycle</i>	To be determined by County Council
<i>Valuation Notice</i>	Notices are issued based upon recent construction
<i>Appeal Deadline</i>	Typically April 1st

### Who is assessing?

Office of Property Assessments

### How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

Board of Property Assessment Appeals Review  
Board of Viewers



### ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

### CONTACT

**Gil Licudine, CPA, JD**  
*Senior Managing Director*  
*Specialty Practice Leader – Property Tax*

t 312-224-3263  
m 312-859-0166  
gil.licudine@nmrk.com

# Property Tax Guidelines

## Philadelphia County, PA

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	March 31st. If paid by the last day of February, there is a 1% discount
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Notices are typically issued in April
<i>Appeal Deadline</i>	Typically first week of October

### Who is assessing?

Office of Property Assessments

### How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

First Level of Review  
Board of Revision of Taxes



### ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

### CONTACT

**Gil Licudine, CPA, JD**  
*Senior Managing Director*  
*Specialty Practice Leader – Property Tax*

t 312-224-3263  
m 312-859-0166  
gil.licudine@nmrk.com