

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



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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

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



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First Level of Review
Board of Revision of Taxes