

# Real Estate Advisory: 2025 Allegheny County Property Tax Assessment Appeal Deadline Moved Up to October 1, 2024

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 31, 2025.

Assuming this legislation is executed by the Chief Executive, this change shortens the appeal window by 6 months. Property owners will benefit from an even friendlier “common level ratio” (“CLR”) when they file 2025 tax assessment appeals.

The CLR is a ratio which is intended to convert present day market values into base year assessed values. The CLR is adjusted annually based on sales data selected by each county. The CLR will be dropping from 54.5% to 52.7% for 2025.

For example, if you have a property which has a market value of \$1,000,000 it should be assessed at \$527,000 under the 2025 CLR. However, you must have a pending tax assessment appeal to benefit from the new lower CLR.

If you are a property owner, do not let the new deadline catch you by surprise. Make sure you review each property you own in Allegheny County and contact Jason Yarbrough (412-456-2592 or [jmy@muslaw.com](mailto:jmy@muslaw.com)) for assistance in evaluating whether your property can benefit from a 2025 tax assessment appeal.

Meyer, Unkovic & Scott LLP has substantial experience representing commercial, industrial and residential property owners in handling tax assessment appeals for all property types. For more information about tax assessment appeals, please visit our website at <https://www.muslaw.com/assessment>

