

# Real Estate Advisory: 2026 Allegheny County Property Tax Assessment Deadline is September 2, 2025



**Jason M. Yarbrough**  
jmy@muslaw.com  
412-456-2592

The deadline to file a 2026 annual property tax assessment appeal in Allegheny County will come one month earlier this year. All 2026 Allegheny County property tax assessment appeals must be filed by September 2, 2025.

Property owners will benefit from an even friendlier “common level ratio” (“CLR”) in 2026, which will drop from 52.7% to 50.1%. The CLR is a ratio which is intended to convert present day market values into base year assessed values. Property taxes are paid on assessed values. The CLR is adjusted annually based on sales data selected by each county.

By way of example, a property having a 2026 market value of \$1,000,000 should be assessed at \$501,000 under the 2026 CLR.

However, overassessed properties will not obtain a reduction automatically. You must have a pending tax assessment appeal in order to have your property reassessed and obtain the benefit of the lower CLR.

Meyer, Unkovic & Scott LLP has substantial experience representing commercial, industrial and residential property owners in with real property tax assessment appeals. For more information about tax assessment appeals and to discuss if your property can benefit from an assessment reduction, please visit our website at <https://www.muslaw.com/property-tax-assessment-appeals> and contact **Jason Yarbrough** (412-456-2592 or [jmy@muslaw.com](mailto:jmy@muslaw.com)).