

Real Estate Advisory:

Allegheny County's 2026 Common Level Ratio Drops to 50.1% Examples of How Residential Property Owners Can Win by Filing a 2026 Property Tax Assessment Appeal



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Allegheny County's common level ratio ("CLR") will drop to 50.1% in 2026. Allegheny County's CLR is the factor used to convert a property's market value into assessed value. Property taxes are based on assessed value. Over the

last five years, the CLR has come down significantly from 86.2% in 2021.

However, assessed values will **not** automatically be adjusted by the new 50.1% CLR. Property owners must file a 2026 tax assessment appeal in order to get the benefit of the change in the ratio.

To illustrate, here are just two examples on how over time a property's assessed value can change from "fair" to "over-assessed".

Example 1: The Hidden Cost of an Old Assessment: Is Your Tax Bill Too High?

Jim bought his home (the "Property") in 2020 for \$900,000. The following year, the taxing authorities used that sale to reassess the Property to \$775,800 based on the 2021 Common Level Ratio (CLR) of 86.2%. Jim will pay property taxes on \$775,800 in assessed value.

Fast forward to tax year 2026 – Jim's Property is still assessed at \$775,800. An assessed value of \$775,800 in 2026 means the Property is being

taxed as though it is currently worth \$1,548,500 (based on the 50.1% CLR). If the Jim's Property is worth less than \$1,548,500, the Property's assessed value of \$775,800 is too high in 2026. Jim should file a tax assessment appeal to reduce his assessed value and lower his property tax bill.

Example 2: New Purchaser Saddled with an Existing Unfavorable Assessment

Sue purchased the Property from Jim in March 2025 for \$1,000,000. The Property continues to be worth \$1,000,000 heading into the 2026 tax year. However, the Property still remains assessed at \$775,800 even though it should drop to \$501,000 (based on the 50.1% CLR). A reduction to \$501,500 would result in significant property tax savings for Sue.

However, the County will not automatically make this adjustment. Because lowering assessments reduces tax revenues, no taxing authority will initiate this change. Sue may also be able to argue for other market values depending various methods of valuation. Unless Sue files a 2026 tax assessment appeal, the Property's assessed value will remain at \$775,800, and Sue will continue paying too much in taxes.

Making the Decision That's Best for You

Meyer, Unkovic & Scott LLP has substantial experience representing commercial, industrial, income producing, and residential property owners in handling tax assessment appeals of all property types. For more information about tax assessment appeals, please contact **Jason Yarbrough** at 412-456-2592 or jmy@muslaw.com. He can help you evaluate whether your property can benefit from a 2026 property tax assessment appeal.