

Real Estate Advisory: Don't Miss Your Deadline to File a 2026 Tax Assessment Appeal in Pennsylvania

Taxpayers have a limited window each year to file an annual property tax assessment appeal for their commercial, industrial, income producing, and residential property to seek a significant reduction in assessed value and property taxes. Make sure you know the deadline for your county. Property owners must file 2026 tax assessment appeals as early as August 1, 2025, if they want to take advantage of the latest changes to the common level ratio (CLR). The CLR converts current market value to assessed value.

The upcoming 2026 tax assessment appeal deadlines for western Pennsylvania counties are as follows



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August 1, 2025 Tax Assessment Appeal Deadline:

- Blair County
- Butler County
- Cambria County
- Clarion County
- Crawford County
- Erie County
- Fayette County
- Franklin County
- Indiana County
- Lawrence County
- Westmoreland County

September 1, 2025 Tax Assessment Appeal Deadline:

- Armstrong County
- Bedford County
- Cameron County
- Centre County
- Clearfield County
- Clinton County
- Elk County
- Forest County
- Fulton County
- Greene County
- Huntingdon County
- Jefferson County
- Juniata County
- McKean County
- Mercer County
- Mifflin County
- Potter County
- Somerset County
- Venango County
- Warren County
- Washington County

September 2, 2025 Tax Assessment Appeal Deadline:

- Allegheny County
- Beaver County

The Meyer, Unkovic & Scott Real Estate Group attorneys have substantial experience representing residential, commercial, industrial, and income producing property owners with property tax assessment appeals throughout Pennsylvania. If you feel your property may be suited for a tax assessment appeal or have questions about real estate tax assessments and appeals, please contact **Jason Yarbrough** at jmy@muslaw.com, or any other Meyer, Unkovic & Scott attorney with whom you have worked.