

LEGAL ALERT-

ALLEGHENY REASSESSMENT BACK ON – ONLY THREE DAYS LEFT TO FILE INFORMAL APPEALS ON CITY PROPERTIES

Today (Tuesday January 10) Allegheny County Judge Wettick reiterated that the just-issued 2012 reassessment values will be implemented and the previously-set deadlines remain unchanged, meaning that **City property owners have just three days to file informal appeals**. Deadlines are:

- January 13, 2012 Deadline to file informal appeals
- February 10, 2012 Deadline to file formal appeals

Today's ruling came in response to an announcement last Thursday by new County Executive Rich Fitzgerald that he was unilaterally "tossing out" the reassessment values and using 2002 values. County officials reported at today's conference that Fitzgerald's mailing to property owners telling them to ignore the new 2012 values had already gone out, which will likely lead to even more confusion among owners. **We are advising our clients to protect their rights by filing both informal and formal appeals and to ignore the County Executive's pronouncements and letters that may say otherwise.**

File Your Appeal. We advise owners to protect their interests by filing appeals. If necessary, appeals can be withdrawn later without harm. Last Thursday, the County took away the ability to file an informal appeal. Based on today's Order from the Judge, the County should restore that capability immediately – informal appeals can be filed only online or by telephone. Formal appeals must be filed in writing.

What Value Will be Used on My 2012 Tax Bill? The Judge delayed until Thursday any decision on the Pittsburgh School District's request to wait until 2013 use the new values on tax bills. We will report on any developments following the January 12, 2012 conference.

We will continue to monitor and advise on the developing situation in the County. Please call us with any general or property-specific questions you have.

Sharon F. DiPaolo, Esquire, Partner

sdipaolo@siegeltax.com

J. Kieran Jennings, Esquire, Partner

kiennings@siegeltax.com

Siegel, Siegel, Johnson & Jennings, Co., L. P.A.

2912 Wildwood Road Extension

Pittsburgh, PA 15101

(412) 486-2848