

LEGAL ALERT

February 16, 2012 – Today the Judge overseeing Allegheny County’s reassessment for 2013 decided that **all formal appeals must be filed by April 2, 2012**, notwithstanding that assessment notices have not been mailed yet for half of the County and despite discussions at previous conferences anticipating that there would be a later deadline for these owners.

Deadlines to Appeal New Assessments.

While all formal appeals are due April 2, owners in the Southern and Northern Suburbs will have until March 16 to request informal hearings. Here is a summary of deadlines by area of the County. You can look up your property by municipality in the chart at the end of this alert.

Area of County	Date of Mailing	Deadline to Request Informal Review	Deadline to Request Formal Hearing
City of Pittsburgh	December 31, 2012	February 15, 2012	April 2, 2012
Eastern Suburbs	January 27, 2012	February 15, 2012	April 2, 2012
Southern Suburbs	February 18, Estimated	March 16, 2012	April 2, 2012
Northern Suburbs	February 27, Estimated	March 16, 2012	April 2, 2012

File Formal Appeals Now.

Commercial owners who have already received notices should file now. The County has already received 35,000 formal appeals and the best appraisers are getting booked. Owners should file formal appeals now, even if they filed (or plan to) file a request for an informal review. It is extremely unlikely that owners will receive outcomes from their informal hearings before it is time to file a formal appeal. Moreover, a commercial owner is unlikely to receive the full outcome it desires at an informal hearing and, even if it does, the taxing district can challenge the reduction by a formal appeal.

What’s Next? The next conference before the Judge is March 1. By then, all owners should have their notices and there will be one month left to file. We are actively assisting clients now, even those who have not yet received notices, so feel free to contact us with any questions or regarding the specifics of your property.

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Eastern Suburbs	Braddock Borough	Braddock Hills Borough
	Chalfont Borough	Churchill Borough
	Clairton (Wards 1 and 2)	Dravosburg
	Duquesne (Wards 1-3)	East McKeesport Borough
	East Pittsburgh Borough	Edgewood
	Elizabeth Borough	Elizabeth Township
	Forest Hills Borough	Forward Township
	Glassport Borough	Liberty Borough
	Lincoln Borough	McKeesport (Wards 1-12)
	Monroeville	North Braddock Borough
	North Versailles Township	Oakmont Borough
	Penn Hills Borough	Pitcairn Borough
	Port Vue Borough	Plum Borough
	Rankin Borough	South Versailles Township
	Swissvale Borough	Trafford Borough
	Turtle Creek Borough	Verona Borough
	Versailles Borough	Wall Borough
	White Oak Borough	Wilkins Township

	Wilkinsburg Borough	Wilmerding Borough
Southern Suburbs		
Projected Mailing Date February 18	Baldwin Borough	Baldwin Township
	Bethel Park Borough	Brentwood Borough
	Bridgeville Borough	Carnegie Borough
	Castle Shannon Borough	Collier Township
	Crafton Borough	Dormont Borough
	Green Tree Borough	Heidelberg Borough
	Homestead Borough	Jefferson Hills Borough
	Mount Lebanon	Munhall Borough
	Pleasant Hills Borough	Rosslyn Farms Borough
	Scott Township	South Fayette Township
	South Park Township	Upper St. Clair Township
	West Elizabeth Borough	West Homestead Borough
	West Mifflin Borough	Whitaker Borough
	Whitehall Borough	

Northern Suburbs		
Projected Mailing Date February 27	Aleppo Township	Aspinwall Borough
	Avalon Borough	Bell Acres Borough
	Bellevue Borough	Ben Avon Heights Borough
	Ben Avon Borough	Blawnox Borough
	Brackenridge Borough	Bradford Woods Borough
	Cheswick Borough	Coraopolis Borough
	Crescent Township	East Deer Township
	Edgeworth Borough	Emsworth Borough
	Etna Borough	Fawn Township
	Findlay Township	Franklin Park Borough
	Frazer Township	Fox Chapel Borough
	Glenfield Borough	Glen Osbourne Borough
	Hampton Township	Harmar Township
	Harrison Township	Haysville Borough
	Indiana Township	Ingram Borough
	Kennedy Township	Kilbuck Township
	Leet Township	Leetsdale Borough

	Marshall Township	McCandless Township
	McDonald Borough	McKees Rocks Township
	Millvale Borough	Moon Township
	Neville Township	North Fayette Township
	Oakdale Borough	O'Hara Township
	Ohio Township	Pennsbury Village
	Pine Township	Reserve Township
	Richland Township	Robinson Township
	Ross Township	Sewickley Borough
	Sewickley Heights Borough	Sewickley Hills Borough
	Shaler Township	Sharpsburg Borough
	Springdale Borough	Springdale Township
	Stowe Township	Tarentum Borough
	Thornburg Borough	West Deer Township