



Pennsylvania Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Pennsylvania lets you appeal. Use this checklist to file correctly and on time.

Pennsylvania at a glance

Appeal deadline	September 1 (County Board of Assessment Appeals); a county may set an earlier date, but no earlier than August 1
Effective tax rate	1.26% (about \$3,311/yr on a \$254,500 home)
Assessment basis	100% of market value (varies by county)
Appeals heard by	County Board of Assessment Appeals !' Court of Common Pleas !' Commonwealth Court

September 1 is the statutory default under 53 Pa.C.S. §8844(c)(1); county commissioners may designate an earlier annual deadline but it cannot fall before August 1 — confirm your county's date. Interim and change-of-assessment notices carry their own 40-day window. Philadelphia: first Monday in October (October 5, 2026 for tax year 2027). Allegheny County: July 1 – September 1, 2026, applied prospectively to tax year 2027. Deadlines and forms vary by county — always confirm with your local county board of assessment before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice from county
- ☐ Confirm your county's annual deadline — September 1 by statute, though a county may set an earlier date no sooner than August 1 (Philadelphia: first Monday in October; Allegheny: July 1 – September 1)
- ☐ File appeal with the County Board of Assessment Appeals
- ☐ Attend Board hearing
- ☐ Appeal to Court of Common Pleas within 30 days of Board decision
- ☐ Further appeal to Commonwealth Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Exclusion: up to 50% of median assessed value (varies by school district)

- **Senior / other relief:** Property Tax/Rent Rebate Program: up to \$1,000 for 65+ with income under \$45,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county board of assessment or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.