

## **Real Estate Assessment Deadlines Approaching - Opportunities May Exist to Reduce Taxes**

*By Randy L. Varner*

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The deadlines to file real estate property tax assessment appeals in Pennsylvania counties are fast approaching. Most counties have deadlines of either August 1 or September 1, so it is important that property owners evaluate their assessments immediately in order to determine whether an appeal is necessary. If you own property in a county that is undergoing a county-wide reassessment, in most cases your appeal will be due 40 days after the date on the notice of reassessment.

While you should review your assessments on an ongoing basis to ensure that you are not paying too much in property taxes, it is especially important that you do so in this economic climate. The fair market value of your property should be based on what a prospective purchaser would pay for your property. An assessment that reflected fair market value in past years may now be too high as a result of the decline of the fair market value of your property. For instance, if you have lost tenants or have suffered other adverse consequences that may have led to a decline in your property's fair market value, your assessment is probably too high.

We can help you evaluate whether a tax assessment appeal would be appropriate. Given the impending appeal deadlines, however, it is important that the analysis be started soon. [Contact Randy Varner at 717-237-5464 or [rvarner@mwn.com](mailto:rvarner@mwn.com), for assistance in evaluating any real estate assessment that you feel may be too high.]

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