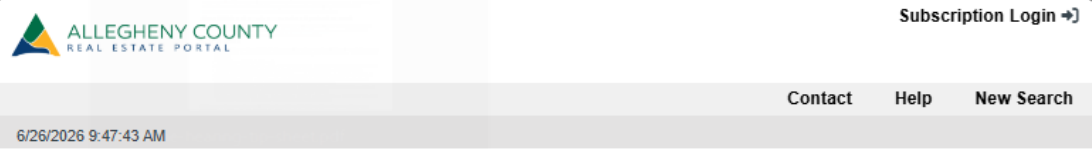


How to File an Annual Assessment Appeal

Begin by finding your parcel on the Real Estate Portal online. <https://realestate.alleghenycounty.us/>
Once you have found your parcel, go to the Appeal Status Tab.
Click on the ‘**2027 Online Form**’ button.



Allegheny County Real Estate Portal

Due to the amendment of Article 210 of the Administrative Code of Allegheny County by Ordinance 06-24-OR, the annual appeal window for the 2026 tax year was July 1, 2025 through September 2, 2025. The annual appeal window for tax year 2027 will open on July 1st, 2026 and close on September 1st, 2026.

NOTE: If your property will be taxed by Allegheny County for the first time in 2027, it will not be found on this site until we certify values in January 2027. Please email for assistance with NEW parcels: LandHelp@AlleghenyCounty.US

Search by

- ☒ Address
- ☐ Parcel Number

Need help finding a property?

Fill in the street name, then click the search button to be shown a list of possibilities.

[Guide to Entering Street Names](#)

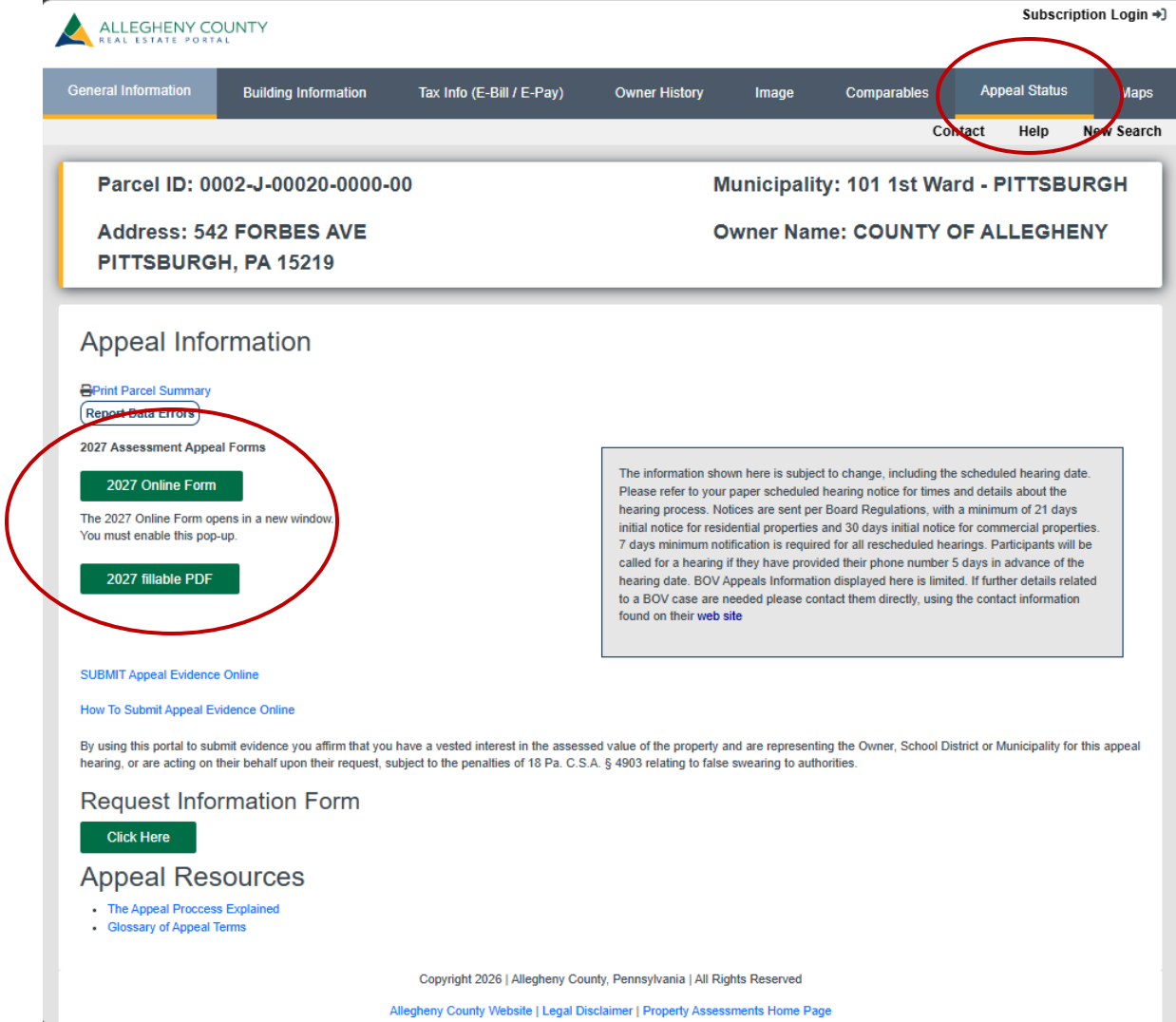
Search by Address

House Number

Street Name

Municipality(Optional)

Note: Do NOT include any suffixes with the street name (in any format) such as Dr., Cir, or Street. If you don't know the Municipality leave that option blank



- If you use a Pop Up Blocker. Make sure it is set to allow pop ups from alleghenycounty.us.
- The form has a lot of information but does not require much input.
- The full form looks like the image to the right.
- There are 2 main sections that you will need to fill out and an Acknowledgement button.
 - Required fields include:
 - Property
 - Appellant – Party Filing Appellant
- There is also an additional section that will need to be filled out if you wish to file additional properties during this submission.
 - Optional fields include:
 - Mailing Address Different than Property Address
 - Appeal Additional Parcels
 - Authorized Representative



ALLEGHENY COUNTY

Board of Property Assessment Appeals & Review
ANNUAL ASSESSMENT APPEAL FORM

2027 ASSESSMENT APPEAL FORM
ANNUAL APPEAL FILING DEADLINE: September 1, 2026
(Electronic receipt dated by 9/1/2026 at 11:59 PM)

• This Annual Appeal form was filled in via the ONLINE appeal filing process.
 • It is automatically delivered to the Board of Property Assessment Appeals and Review. Your emailed copy is a receipt and proof of filing.
 • Keep a copy of this form for your records. The appellant is responsible for retaining proof of filing of this appeal.
 • Taxing jurisdictions must serve property owner(s) with a copy of their appeal.
 • Evidence may NOT be submitted with this form.
 • Evidence must be received by BPAAR 10 days before your hearing date.

Property

Parcel ID 0002-J-00020-0000-00	Property Address 542 FORBES AVE PITTSBURGH PA 15219
Municipality 1ST WARD - PITTSBURGH	Property Owner Name COUNTY OF ALLEGHENY
School District PITTSBURGH	Mailing Address Different than Property Address? [*] ☒ Yes ☐ No
Appeal filed on behalf of: [*] ☒ Property Owner ☐ School District ☐ Municipality	
Mailing Address [*] 	
☒ Check here if you wish to file on additional properties during this submission. (Use Appeal Additional Parcels Section Below, Yellow Add Button!) The additional forms will be automatically created and emailed to you.	

Appeal Additional Parcels (Max 25)

Click Add Button on Right to Add More Parcels

Parcel ID 	Property Owner 	Property Address 	Add Remove
-----------------------------------	--	--	---

Total Count of Additional Parcels
1

Appellant - Party Filing Appeal

Name of Appellant [*] 	Address to mail notice ^B [*]
Email [*] 	Phone ^C [*]

Authorized Representative

Name of Authorized Representative John Smith	Address to mail notice ^B [*]
Email [*] 	Phone ^C [*]

Acknowledgement

☐ By Submitting this form, I verify that I am the property owner, authorized representative, or taxing body representative and I understand that false statements made herein are subject to the penalties of 18 Pa. C.S.A.4904 relating to unsworn falsification to authorities. ^{*}

A-Details for evidence submission will be provided in your hearing notice, sent to the owner/appellant addresses on file.
 B-^{**}ALL NOTICES are sent to appellant's mailing address listed above unless the appellant appoints an authorized representative who will receive all notices on behalf of the appellant.
 C-Your phone number is required and will be your primary contact number for hearings. Please ensure this number can be reached between 8am-5pm daily.

The Parcel ID, Municipality, School District, Property Address and Property Owner Name will already be filled in for you. Make sure it is showing the correct parcel information before you continue!

It is required to select who the appeal is being filed on behalf of and if the mailing address is different than the property address.

Mailing Address Different than Property Address? *

Mailing Address

If you want to file on additional properties during the same submission, click the check box on the right:

This will show a new section:

When you enter a Parcel ID, the Property Owner and Property Address will automatically be filled in.

To add any more parcels, click the yellow **'Add'** button. To remove any entered parcels, click the yellow **'Remove'** button.

Part 2 – Appellant – Party Filing Appeal

All fields in this section will need to be filled out.

Appellant - Party Filing Appeal	
Name of Appellant *	Address to mail notice c *
Email *	Phone g *

Once everything is entered in the form above, please check the Acknowledgement box:

Acknowledgement
☐ By Submitting this form, I verify that I am the property owner, authorized representative, or taxing body representative and I understand that false statements made herein are subject to the penalties of 18 Pa. C.S.A.4904 relating to unsworn falsification to authorities. *

This is required to submit the form.

Finally, click the yellow ‘Submit’ button to submit your Annual Assessment Appeal Form.

Submit

If there are any errors on the form, they will be shown at the top of the webpage in yellow, like what you see here:

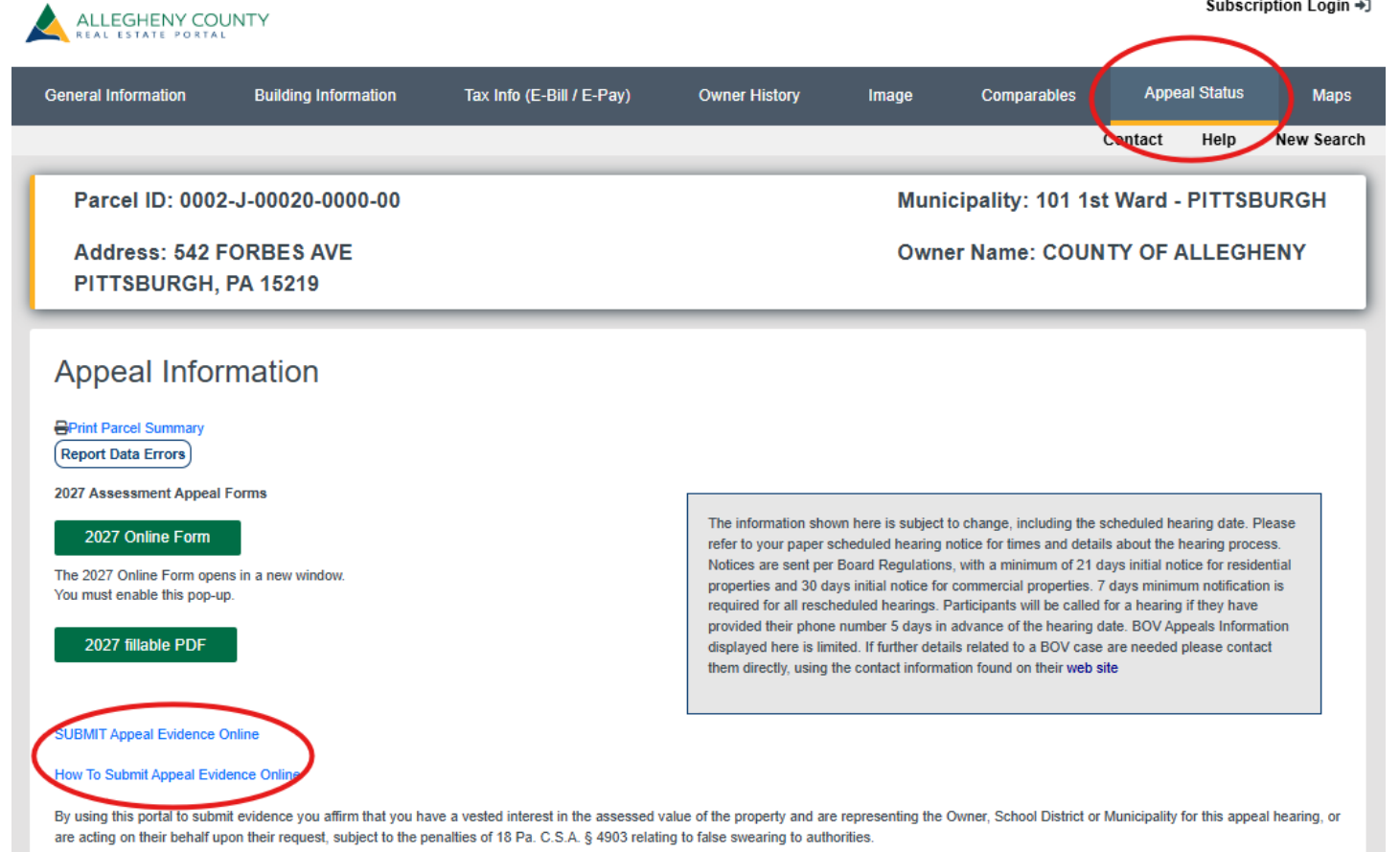
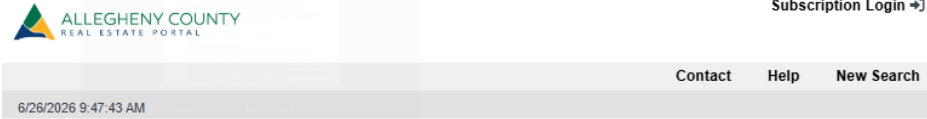
 **Verify Email**: This field is required.

Once all errors are resolved, you can click the ‘**Submit**’ button again.

CHECK YOUR EMAIL for a response from the system. You should have it in minutes, an hour at most. If not, check your JUNK or SPAM folders. You will receive an automated email with your submitted appeal form attached for your records, if the information was submitted successfully. Thank you.

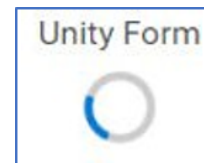
Submitting Materials for a BPAAR Assessment Appeal Hearing ONLINE

- Begin by finding your parcel on the Real Estate Portal online. <https://realestate.alleghenycounty.us/>
- Once you have found your parcel, go to the Appeal Status Tab.
- Click on 'Submit appeal evidence online'



Note: Do NOT include any suffixes with the street name (in any format) such as Dr., Cir, or Street. If you don't know the Municipality leave that option blank

- You will get a symbol before the form opens, like this:



- The form has a lot of information for you, but very little typing. The whole input area looks like this at the beginning.
- There are 3 main parts to the submission, and a DISCLAIMER at the bottom.

Submit Documents for your scheduled BPAAR Property Assessment Appeal

(Evidence, Authorized Rep Forms, Withdrawals or Postponements)

If you are trying to submit evidence for a hearing TODAY, you must contact the Board of Property Assessment Appeals and Review (BPAAR)

Date of Hearing* Hearing Time*

* Denotes a required field

Parcel Information

Parcel ID*

Property Owner Name

Property Address

Municipality

School District

Class

[Change Parcel ID](#)

Submission Information

Submitting Party*

Submitting Party Phone*

Submitting Party Email*

Submission Type*

Additional Comments:

This field will NOT be included as evidence. All information to be used as evidence must be submitted as an attachment above.

☐ I'm not a robot 

[SUBMIT FORM](#)

Upon submission, you will receive a confirmation message to the email provided above. If you do not receive an email within the hour, please check your junk mail folder as this will be sent from an automated inbox.

Disclaimer:
[The Board of Property Assessment Appeals and Review](#) (BPAAR) hears and decides all appeal hearings pursuant to the [Board's Rules](#) (authority under the [Allegheny County Home Rule Charter Article X Section 5](#)).

The Office of Property Assessments manages the administration of the hearings. The Appeals Division mails hearing notices, processes and schedules the hearings, and handles postponements and withdrawals.

By using this portal to submit evidence you attest that you have a vested interest in the assessed value of the property and are representing the Owner, School District or Municipality for this appeal hearing.

Information must be submitted at least 2 business days in advance of the hearing for it to be available to the hearing officer during your appeal.

The Office of Property Assessments is not accountable for late filed evidence or forms, nor technical outages.

Information admitted as evidence becomes available to all parties.

If Information is submitted when there is no hearing scheduled, it will be discarded.

Additionally, telephone hearings shall be conducted pursuant to the Board's Telephone Hearing Instructions which may be found at the following page online:
<https://www.alleghenycounty.us/real-estate/assessment-appeals/index.aspx>

Part 1 – The Parcel Information

- First, fill in the date and time of the scheduled hearing:
- The submitter only fills in the Parcel Number, the rest auto-fills and is NOT editable.
- All sixteen (16) Parcel number digits are required, as shown on the Real Estate Portal. (You may copy/paste from the Real Estate Portal.) Make sure it is showing the correct parcel information before you continue!
- You can use the ‘Change Parcel ID button’ if the wrong parcel was typed in. You may only submit information for ONE parcel at a time.
- Information sent in for a parcel that does NOT have a BPAAR hearing currently scheduled will be discarded.

If you are trying to submit evidence for a hearing TODAY, you must contact the Board of Property Assessment Appeals and Review (BPAAR)

Date of Hearing* Hearing Time*

* Denotes a required field

Parcel Information

Parcel ID*

Property Owner Name

Property Address

Municipality

School District

Class

[Change Parcel ID](#)

Part 2 - The Submitter's Information

- This area includes some double entry checking for phone number and email address.
- When you pick the Submission Type, the boxes may update below.

Submission Information

Submitting Party *

Submitting Party Phone *

(123)076-4

Please verify your phone number again as this will be used by the Hearing Officer if contact is needed

Submitting Party Phone Verify *

The value must be an Alphanumeric value.
The value cannot be longer than 20 characters.

Submitting Party Email *

@alleghenyc

This field is required.
Value must match the mask (999)999-9999 .
Please re-enter your phone number to verify that it is correct.

Please verify your email address again so that we can send a confirmation that your materials have been received.

Submitting Party Email Verify *

@alleghenycounty.us

Submission Type *

Part 3 - Additional Comments and Attachments

Additional Comments

- Provide some context in the comments box, if you wish. Comments are NOT used as evidence. Do NOT include testimony as comments. Attachments
- Attach the items you are submitting related to the BPAAR appeal hearing.
- Attach items, ONE item per button click. They will be shown in the list on the screen as they are added, example shown below.
- You can attach photo files, PDFs, word documents, and other 'static' sources. Video files and links to storage sites or web pages are not valid as evidence. You can remove them if you made a mistake by clicking Remove next to the item.
- 5 MB is the max for all the files submitted at one time.
- If the attachment you are trying to add is TOO big, you will get a red error like below.
- You can try to attach a smaller item, or you can make another submission once the first is finished, with just the bigger item by itself, and it may work.

Please attach documents using the buttons below. The system will allow multiple uploads, but you will need to add one document per click of the attach button.

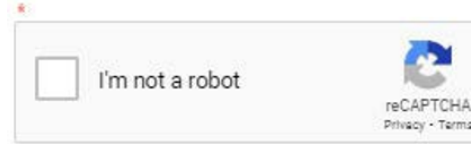
Attach Evidence	Attach Authorized Rep Form
Attach Evidence	Attach Authorized Rep Form

Please attach documents using the buttons below. The system will allow multiple uploads, but you will need to add one document per click of the attach button.

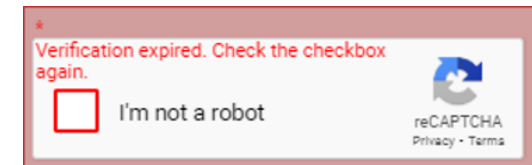
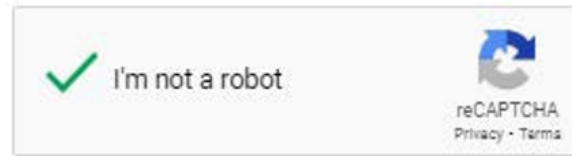
Attach Evidence	Attach Authorized Rep Form
CA329PAALL_PI.PDF Remove CA328PAALL_PI.PDF Remove HT101PAALL.PDF Remove RecordingFeeIncreaseJune2020.PNG Remove DRE_FAQ.docx Remove REDataCD_fillable_edited2017.pdf Remove OPA Fact Sheet.pdf Remove Attach Evidence	Homestead_Current.pdf Remove RecordingFeeIncrease.pdf Remove Attach Authorized Rep Form

Attach Evidence
CA329PAALL_PI.PDF Remove CA328PAALL_PI.PDF Remove HT101PAALL.PDF Remove RecordingFeeIncreaseJune2020.PNG Remove DRE_FAQ.docx Remove
Upload failed.
Attach Evidence

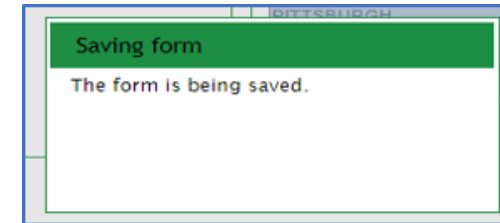
- Before you can Submit the evidence there will be a **reCAPTCHA** for security purposes. You may have used one before, like this:



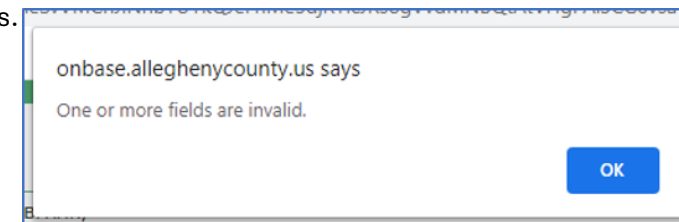
- Select the pictures that match the requirement shown at the top of the box, such as 'bridges' or 'fire hydrants'. The screen will update once you have answered. The response may vary:



- Click on **SUBMIT FORM** once you have attached all the evidence you wish to. You will see this after you click submit.



- If there is a problem on the page, you will see this: Click OK and review the form. Problems will be indicated in red highlighted areas. Scroll back up and look for areas that are not green. There may be a phone number or email problem.



- Once you resolve the problem you can Click Submit again. You will see the saving message again and then the screen will clear. You **MAY** get a status message, or you may get a white screen and be taken back to the Real Estate Web. It varies based on your computer/browser.

- CHECK YOUR EMAIL for a response from the system. You should have it in minutes, an hour at most.
- If not, check your JUNK or SPAM folders.
- You will get an email if the information was submitted successfully, from the APPEALS team. It is automated.
- The sender and subject will look like this:



- The email contains a picture of your submission screen (in an attached .Tif file) and some information you may find useful for the hearing, like below.



Please do NOT reply to this e-mail as it is sent from an unmonitored account. Save this automated response as proof of timely submission.

Your submission of the online appeals form and attached documents has been received by the Office of Property Assessments for the following:

Parcel ID: 0002-J-00044-0000-00

Property Address: 542 4TH AVE PITTSBURGH PA 15219

Hearing Date/Time: 9/9/2020 - 8:40 AM

Submitting Party: School.1

- Contact information is in the email you receive, and it is also on the insert that was sent with your paper hearing notice. Thank you.