

## Office of Property Assessments

County Office Building, Third Floor, 542 Forbes Avenue, Pittsburgh, PA 15219

<http://www.alleghenycounty.us/real-estate/index.aspx>

### OPA FACT SHEET

#### **ADDRESS CHANGES**

Each Parcel may have up to *three* addresses: Physical Property Location, Owner Mailing, and Tax Mailing. The PHYSICAL address is where the parcel is actually located. The OWNER's mailing address may differ, and is used for notices about assessment changes and appeal hearings. The TAX mailing address may differ also, if there is a mortgage on the property and taxes are escrowed. It is the owner's responsibility to ensure that the addresses are correct.

To update any or all of these addresses, you may:

Call: 412-350-5024

Email: [LandHelp@AlleghenyCounty.us](mailto:LandHelp@AlleghenyCounty.us)

Find our Request Form online here: <http://www.alleghenycounty.us/real-estate/changing-addresses.aspx>

#### **APPEALS**

Annual Appeal forms are available beginning in mid-January and must be submitted by the March 31<sup>st</sup> filing deadline.

You may get an appeal form by downloading it from our website (<http://www.alleghenycounty.us/real-estate/forms.aspx>), picking one up at the County Office Building, or calling OPA at 412-350-4600.

Forms may be submitted in person at the County Office Building, by regular mail postmarked by the filing deadline, or via email with an electronic appeal form attached to [AnnualAppeals@AlleghenyCounty.us](mailto:AnnualAppeals@AlleghenyCounty.us). It is recommended that appellants keep a copy of their appeal form for their records. OPA will process your appeal form and send you a written notice before your formal appeal hearing date (14 days for residential, 30 days for commercial). The written notice will include the date, time and location of your hearing.

#### **MAPS and RECORDS**

The Office of Property Assessments provides Property Record Cards. Call 412-350-4600, or go to County Office Building, Room 334 for more information. Maps of properties and adjacent property can be located in the Real Estate Department, County Office Building, Room 101.

#### **SPECIAL EXEMPTIONS from TAXATION**

1. **Veterans Exemption** – Applicants for the Disabled Veteran Exemption from Taxation can get information by calling the Allegheny County Department of Veterans' Services at 412-621-4357 during business hours, or by email, see <http://www.alleghenycounty.us/veterans/state-benefits.aspx> . Once your application is completed it must be time-stamped by the Office of Property Assessments. You may mail it in or bring it in person to: County Office Building, Room 334, 542 Forbes Ave., Pittsburgh, PA 15219.
2. **Non-Profit Organization Exemption** – The filing deadline is March 31<sup>st</sup> of each year to be eligible for the current year. Application for the Non-Profit Organization Exemption from Taxation Program will not apply to any previous years. You must be the owner of record on January 1<sup>st</sup> of the year for which you are requesting exempt status.

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#### **TAX REDUCTION PROGRAMS**

Allegheny County offers tax reduction programs to taxpayers who qualify for them AND who apply for them. The filing deadlines and program availability may vary. Please review the application forms for current requirements before filing.

*For items 1-4 below, you may request an application or get more information in the following ways:*

Call 412-350-4600

Go to the third floor of the County Office Building

Visit our website at [www.alleghenycounty.us/opa/abate.aspx](http://www.alleghenycounty.us/opa/abate.aspx), where you can learn more about the programs and download the forms.

1. **Home Owner and Farm Owners (Homestead) – Act 50** – Property Owners whose primary residence is within the county are eligible to have the property assessment value of their owner-occupied home reduced by \$18,000 for county tax purposes only. Age, income, and disability have no bearing.
2. **Residential Visitability Design – Act 132 Tax Credit** – This program offers a tax credit as an incentive for new construction or renovation that provides access for disabled individuals to residential housing. The total amount of the tax credit granted shall be the lesser of \$2,500 over a period of 5 years, OR the total amount of all increases in property taxes levied by Allegheny County as a result of the construction/renovation eligible for the tax credit.
3. **Clean and Green Program – Act 156** – Offers a reduction in taxes on farmland, agricultural land and forest reserves. Eligible property must be 10 acres or more, OR produce at least \$2,000 income from farm products.
4. **Catastrophic Loss Program** – Offers a tax reduction for catastrophic loss due to fire, flood or natural disaster that has diminished your real property value by 50% or more. To qualify for a reduction in your property assessment, file a Catastrophic Loss Form – including documentation - within six months of the date of the loss, or within the remainder of the calendar year, whichever is later.
5. **Senior Citizens – Act 77** – This Treasurer’s Office program offers tax reductions to senior citizens who qualify. It reduces the face value of your county taxes by 30%. To qualify you must fulfill ALL THREE of the following requirements: (1) **Property Ownership** – have owned and occupied your primary residence in Allegheny County for 10 consecutive years (If you received assistance in acquiring the property through a government or non-profit program, then 5 consecutive years is required); (2) **Age** – must be 60 years of age or older, OR live in the same household with a spouse who is age 60 or older, OR be a widow or widower age 50 or older, OR be a property owner who is age 18 or older and is permanently disabled; (3) **Income** – have a maximum household income of \$30,000, EXCLUDING one half of your Social Security, SSI or Railroad Retirement Tier One benefits.  
*For more information on Act 77:* Call 412-350-4100 or visit the Treasurer’s Office website at <http://www.alleghenycounty.us/treasurers-office/senior-citizen-tax-relief.aspx> and click on the application to download.