

From the Desk of Brad Dornish:

Since Beaver County property owners received our reassessment notices in late June, many people have panicked about how much their taxes would go up. That is because many assessments went up by over five hundred percent. My own home assessment was increased by over 6 times. However, I have been telling my clients that even though they have **only 40 days to appeal from the date their assessment was mailed** (mine were mailed June 23<sup>rd</sup>, giving me a deadline of August 2<sup>nd</sup>), they should compare their new assessment to their neighbors' similar homes' assessments, ask themselves whether the reassessment number is a price at which they could fairly sell their home, and not panic until the new millage rates came out. That is because PA tax assessment law prevents counties, school districts and municipalities from getting a windfall in increased tax revenue from a reassessment. They can't get more than 10% more total revenue, so they have to lower their millages to adjust for the increased assessed values.

For example, the PROJECTED new millage rate for Beaver County for 2024 is 3.66 mills, down from 26 mills in 2023. This means if your property assessment went from \$100,000 for 2023 to \$500,000 for 2024, your county tax bill would go from (26 x 100) \$2,600.00 to a projected 2024 county tax bill of (500 x 3.66) \$1,830.00, a projected decrease of \$770.00 in county taxes. Beaver County may still adjust its millage for 2024 somewhat, but even with a fivefold increased assessment, your county taxes would not likely increase.

See the attached spreadsheets of projected millages for each school district and municipality, and you can do the same projections for your own property taxes. Divide the assessed value by 1,000 as I did in the above example, and multiply by the projected county, municipal and school millage rates to get the estimated tax. Please share as you see fit. We can help anyone who wants to file an appeal of their new assessment, we offer a free consultation to help you decide whether to appeal, and we have a flat rate of \$600 to file, prepare for and attend the first level property tax appeal hearing for up to a three-unit property.

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