

# BEDFORD COUNTY ASSESSMENT APPEAL FORM

Regular/Interim/Split/Clean & Green/Breach or Rollback

Bedford County Assessment Office  
200 South Juliana Street – Suite 104  
Bedford, PA 15522

Phone: (814) 623-4842  
Website: [www.bedfordcountypa.org](http://www.bedfordcountypa.org)

**\*Non-refundable filing fee \$ 25.00 for residential/farm class \$ 100.00 for all other classes.\***

A check payable to “Bedford County Assessment Office” or cash must accompany the original signed, completed appeal form for each parcel that is being appealed. The appeal and any attachments may be filed by mail or in person at the above address between **July 15 and September 1.**

**Appeal forms may not be sent via e-mail or fax.**

An appeal by an individual taxpayer must be filed by the legal or equitable owner of the property; an attorney representing the legal or equitable owner; or an individual possessing a valid power of attorney (copy must be attached). One of the above referenced must be present at the appeal hearing. An appeal by a limited liability company (LLC), corporation or partnership must be filed by an attorney and he/she must be present at the appeal hearing.

**RECORD OWNER(S) NAME:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY SUBJECT OF APPEAL:**

**TAX MAP/PARCEL:** \_\_\_\_\_ **CONTROL NUMBER:** \_\_\_\_\_

**BASIS/REASON FOR APPEAL:** \_\_\_\_\_  
\_\_\_\_\_

\*Taxes, tax increases, percentage of assessment increases, financial ability to pay and related complaints cannot be considered as a basis for a reduction of property assessments.\*

**LIST BELOW ANY ADDITIONAL PARTY TO BE NOTIFIED OF THE PROCEEDINGS OF THIS APPEAL:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

The law presumes the assessed value is correct until proven otherwise. You have a valid claim for reduction if you can provide legally sufficient evidence to justify a reduction based on the property's "fair market value" at the time the appeal is filed. The burden of proof is on the appellant, and fair market value is not necessarily the most recent purchase price.

**"Fair market value"** is defined as "the price which a purchaser, willing but not obligated to buy, would pay an owner, willing but not obligated to sell, considering all uses to which the property is adapted."

**Fair market value may be demonstrated by:**

- A current appraisal performed for tax purposes within the past 6 months by a qualified appraiser.
- Documented sales of at least 3 similar properties within the last 6 months. Documented sales are shown by real estate sales sheets/data
- Income and expense data is required for commercial properties and multi-unit apartments.

Appellant must provide a copy of all documentation (appraisals, sales comparisons, I & E data) to the Board **10-days** prior to the appeal hearing. The Board will retain one copy of all documents for the appeal file.

*The Bedford County Board of Assessment Appeals operates under laws established by the General Assembly of the Commonwealth of Pennsylvania. This form is for guidance only and does not constitute legal advice.*

**CERTIFICATE OF APPEAL**

I/We have read and understand the stipulations set forth in this appeal form. I/We hereby declare my/our intention to appeal from the assessed valuation of the property described above and do hereby verify that the statements made in this appeal are true and correct. I/We understand that false statements herein are made subject to the penalties of 18 Pa C.S. §4904, relating to unsworn falsification to authorities.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
OWNER(S)/APPELLANT(S) PHONE \_\_\_\_\_