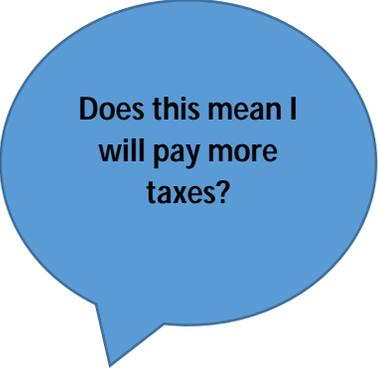


Taxpayers Guide to the 2027 Reassessment



**Why is a
reassessment
done?**

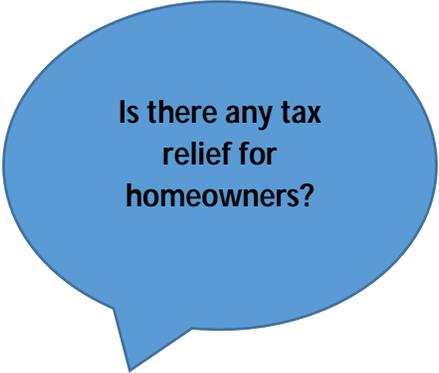
A reassessment is done to adjust all assessments to 100% of the current fair market value so property tax burdens are fairly distributed. All Pennsylvania Counties use base year methodology to set assessed values. Lancaster County's current base year is 2018 and the next base year will be 2027. By resolution in 1997, Lancaster County adopted an eight (8) year schedule for reassessment. Our last reassessment was completed and effective 1/1/2018 and there was a two-year delay of the scheduled 2025 reassessment, changing the year to 2027.



**Does this mean I
will pay more
taxes?**

No. There is no simple, precise way to predict the total net tax change for any single property until the new tax rates are established for the 2027 County, Municipal and 2027-2028 School tax year.

By Pennsylvania Statute, millage rates (tax rates) must be lowered in a reassessment year. The taxing jurisdictions (i.e. county, municipality and school districts) cannot collect more taxes than they did the previous year as a result of the reassessment. A taxing district may then, by a separate vote, choose to adjust their millage rate if they need to collect additional taxes. The law caps the additional taxes at 10% of the total amount collected the previous tax year. Keep in mind, an individual's property tax may increase or decrease dependent on the current assessed value and the new 2027 reassessment value. There is no cap as to the percentage difference of an individual tax amount. Only the taxing bodies that implement the tax have state mandated caps they must adhere to.



Is there any tax relief for homeowners?

If you are a senior citizen, you can contact the Office of Aging at 1-800-801-3070 to ask about their rent rebate program or visit [Lancaster County Office of Aging, PA | Official Website \(lancoaging.org\)](http://Lancaster County Office of Aging, PA | Official Website (lancoaging.org)). If you are a disabled veteran, you may contact the Department of Military and Veteran Affairs for information at 1-800-547-2838 or visit [Veterans Affairs | Lancaster County, PA - Official Website \(lancastercountypa.gov\)](http://Veterans Affairs | Lancaster County, PA - Official Website (lancastercountypa.gov)).

The Pennsylvania Farmland and Forest Land Assessment Act 319 is also known as the Clean and Green Program. Act 319 provides a preferential tax assessment for land devoted to agricultural use, open space land or forested land. Generally, land can be enrolled if the parcel is at least 10 acres or can generate at least \$2,000 in annual gross income directly from an agricultural commodity for three preceding years. Enrolled land is taxed at its use value rather than fair market value. For further details, please visit [Clean & Green Program | Lancaster County, PA - Official Website \(lancastercountypa.gov\)](http://Clean & Green Program | Lancaster County, PA - Official Website (lancastercountypa.gov)).

Act 1 of 2006 (formerly Act 72) is the Homeowner Tax Relief Act. Its goal is to reduce school district reliance on the real property tax, to be achieved by putting in place new funding options, including local personal or earned income taxes and funds from gaming. The reduction in property taxes is achieved by applying these new funds to the Homestead and Farmstead exclusions. These eligible properties must be owner occupied. For further information, please visit [Homestead / Farmstead Exclusion | Lancaster County, PA - Official Website \(lancastercountypa.gov\)](http://Homestead / Farmstead Exclusion | Lancaster County, PA - Official Website (lancastercountypa.gov)).



How is the reassessment done?

Every property in Lancaster County is recorded with the Property Assessment Office. The County employs full-time Certified Pennsylvania Evaluators (CPE) that visit properties throughout the year to maintain these records. The main reason for visiting a property is a building permit issued by a local municipality. These same CPE's review current market trends and valid sales to establish these reassessment values. In 1997, the County contracted a private reassessment firm to perform the first county-wide reassessment since the 1960's. Since then, Lancaster County

performs all reassessments in house using current sales and market studies to establish our base year assessments.

Fair market value (FMV) is determined in the marketplace, when a willing seller sells to a willing buyer in an arm's length transaction. The process of determining FMV involves the analysis of recent sales in a certain time period within the county. Only valid sales, which reflect transactions on the open market will be considered. The reassessment value reflects a probable FMV or selling price derived from these studies.

Two primary objectives are key to a successful and fair reassessment process:

1. Market values in a reassessment year must be 100% or the true market value.
2. Properties of similar type, characteristics, and neighborhood are fair and uniform.

When this is achieved, each property owner in Lancaster County will be paying his or her fair share of the tax burden.

