



# FAQ: Property Record Card Review Assessment Online Information (wEdge)

## Property Sketches & Photos

- Q: The sketch for my property is illegible, what do I do?
- A: Contact the Property Assessment Office by phone 717-299-8381 or email [paQuestions@LancasterCountyPA.gov](mailto:paQuestions@LancasterCountyPA.gov)  
Not all sketches have been edited in our current system; this does not affect assessment value.
- Q: What if the photo for my property is incorrect?
- A: Contact the Property Assessment Office by phone 717-299-8381 or email [paQuestions@LancasterCountyPA.gov](mailto:paQuestions@LancasterCountyPA.gov)

## Property Characteristics

- Q: How do I know if this data is correct?
- A: **Electric** HOOKED-UP = electric is attached to grid  
AVAILABLE = property has electrical wiring  
NONE = no electric on property
- Gas** PUBLIC = connected to public gas lines  
PRIVATE = propane or other gas tanks on property  
NONE = no gas on property
- Sewage** PUBLIC = attached to public sewer  
SEPTIC = property has septic system  
PRIVATE = system that is not septic or public  
NONE = no sewage waste system on property
- Water** PUBLIC = attached to public water lines  
WELL = well water on property  
PRIVATE = water source other than well or public  
NONE = no water lines on property

## Market Land Valuation

- Q: What is residual land type?
- A: The primary homesite is the average/most common acreage for each assessment neighborhood. Each parcel within the designated neighborhood is valued at the same base acreage. The **residual land** is any acreage over the base lot size (primary homesite amount)  
The residual land is valued at a lower rate per acre.

## Structure

### Accommodations

- Q: What is an extra fixture?
- A: This refers to plumbing fixtures not calculated as a 3 fixture full bath (toilet, sink, tub/shower) or a 2 fixture half bath (toilet & sink) Examples of extra fixtures are: sinks (kitchen, utility, bar, hand wash, double vanity) pot fillers, bathtub, shower, toilet, bidet, water heater, etc.  
This does not include outdoor water access.
- Q: Should I count rooms and fixtures in my finished basement?
- A: Yes, bathrooms, bedrooms, family rooms, etc in a finished basement are included in these counts.



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## Fireplaces

- Q: Why does my fireplace data say 2-Story Fireplace if it is only one story?
- A: The fireplace story height is determined by the number of stories in the house; not the fireplace itself.
- Q: If my fireplace is in the basement, is it included?
- A: Yes, a fireplace anywhere in the house is included in this data; this also includes fireplaces on enclosed porches.
- Q: Does it matter if my fireplace is a gas insert?
- A: Gas inserts and wood burning fireplaces are both counted equally for assessment purposes.

## Heating/Cooling

- Q: What does Warm & Cooled Air mean?
- A: There is ductwork for air conditioning; this includes mini split systems.
- Q: Why does it show more than one type?
- A: A percentage of your home is heated/cooled differently. (i.e. an addition or attic has electric baseboard heat and the rest of the house is air conditioned)
- Q: Does this include my finished basement?
- A: No, the finished basement is considered separately.

## Fuel Type

- Q: What does fuel type mean?
- A: Fuel type is the power source for your home's heating system. (i.e. electric, natural gas, oil, propane, coal, solar, etc)

## Roofing

- Q: Why is my roof listed as metal if only the porch has a metal roof and the rest of the house is shingles?
- A: At one time assessment records could only reflect a single roof type; sometimes that was recorded as what was visible from the street or the majority of roofing material.
- Q: There are multiple roofing materials on my home, why is only one part of my assessment data?
- A: We are not always aware of what cannot be seen from the exterior street level. Different roofing materials can be part of assessment data as percentages.
- Q: Why does the roof show as the total square footage of my home when it is only one level?
- A: The roof is considered as a percentage of the whole home, often this is 100%, displayed in square feet.



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## Basement

Q: What is Minimal Finish Area?

A: Living area in your basement. Family room, office, bedroom(s), bathroom, game room, etc. with flooring and a heat source.

Q: What is a Basement Garage?

A: A garage bay at basement level; common in bi-levels, split levels, and ranch homes built into a slope.

## Exterior Walls

Q: There is some stone trim on the exterior of my home, should this be included in the data?

A: No, this is referred to as Masonry Trim and is noted separately. A stone exterior would be added as a separate exterior wall type if it is more than 25% of the exterior.

Q: Is the exterior of the attached garage included?

A: Only the square footage of the main house is used to calculate the exterior wall data, the garage is not included.

## Story Height

Q: Is my finished basement included as a story?

A: No, story height is the above grade floors of living area.

Q: Why is the story height 1.5 when my bedroom is on the second floor?

A: A partial upper story is when the ceilings slope with the roofline causing an average height person to not be able to stand up in the entire room. This is common in Cape Cod style homes and homes with a finished attic area.

## Porches, Decks, Breezeways

Q: My record says I have a Slab Porch with Roof, but it is really a roof over a deck, is this correct?

A: Yes, any covered porch that does not have walls is listed as a Slab Porch with Roof, even if the roof is over decking boards and not a concrete slab.

Q: My deck is constructed with composite boards, not wood, can my record be update to reflect this?

A: No, all decks whether wood or composite boards are listed as a Wood Deck for assessment purposes.

Q: What is a Raised Enclosed Porch, Solid Walls?

A: This is also known as a utility room or attached shed. They are common in townhomes that do not have basements.

Q: Why is my 3 season room listed as an Enclosed Porch, Knee Walls with Glass?

A: Sunrooms and 3 season rooms are uniformly listed as an Enclosed Porch, Knee Walls with Glass.



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## Paving/Decking

Q: Why does it say I have a fabric awning on my property when I do not?

A: Metal awnings can be listed with this generic label for assessment purposes, as well as, a roof over dirt or grass.

Q: My patio is typical pavers from the hardware store, why is it listed as brick?

A: Pavers are more similar to bricks than a concrete slab. This data is correct.

Q: What is Paving, Concrete w/ Base?

A: Poured concrete patios, whether smooth or stamped are listed as Paving, Concrete w/ Base.

## Structure 3 of 4 Outbuildings/Detached Structures

Q: There are buildings listed on my property that are no longer on the property, what do I do?

A: For discrepancies in outbuilding data it is best to contact the Property Assessment Office. (717) 299-8381  
paQuestions@LancasterCountyPA.gov

## Sales History

Q: Why does the sale history show documents recorded for a different property?

A: This is caused by an older deed with a book and page number having the same designation as a deed with a document number. Please contact the Property Assessment Office to have this corrected: (717) 299-8381  
paQuestions@LancasterCountyPA.gov

### Lancaster County Property Tax Inquiry 2027 REASSESSMENT

NOTE: 2027 REASSESSMENT RECORDS HAVE NAVY HEADINGS  
CURRENT RECORDS HAVE GREEN HEADINGS