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## BOARD OF ASSESSMENT REVISION

## Courthouse Annex 118 Main Street Wellsboro PA 16901

May 24, 2023

## Re: Press Release - Preliminary Percent Change Data - 5/24/2023

The final batch of 2024 Preliminary Value Notices that included commercial, mixed use, and exempt properties was mailed on Friday. These properties will now be available to view on the online assessment database. We now have the Preliminary 2023 Total Taxable Values, and percent changes calculated for the County, Townships, Boroughs, and School Districts. The Preliminary Total Taxable figures will be subject to change based on the Informal Hearing and Formal Appeal results, and the number of new Clean \& Green Enrollments. At this point in time, there isn't a way to accurately predict the results of the appeals process, or the total number of new Clean \& Green enrollments, both of which will reduce the final Total Taxable Value, and impact the final equalized millage rates set by each taxing district.

While there isn't a tax estimate available at this time, you can compare how your property value changes on a percentage basis, relative to the overall change for each taxing district. Because of the required millage equalization process, the change in an individual property's taxes will ultimately be determined by a property's change in value compared to the overall change in value in each taxing district. If your property value change is in line with the overall change in your district, the impact to your annual taxes will be relatively minimal. If your property value changes less than the overall change in your taxing district, your taxes will most likely decrease, and if your property value changes more than the average change in your taxing district, than your taxes will most likely increase.

## Example:

Property A increases from a 2001 assessed value of $\$ 50,000$, to a 2023 assessed value of $\$ 100,000$, this would represent $\mathbf{1 0 0 \%}$ increase the assessed value. If the overall change in this district was $100 \%$, due to the required millage equalization, the taxes for this property will remain about the same.

Property B increases from a 2001 assessed value of $\mathbf{\$ 5 0 , 0 0 0}$, to a 2023 assessed value of $\$ 75,000$ this would represent $\mathbf{5 0 \%}$ increase in the assessed value. If the overall change in this district was $100 \%$, due to the required millage equalization, the taxes for this property will decrease.

Property C increases from a 2001 assessed value of $\$ 50,000$, to a 2023 assessed value of $\$ 125,000$ this would represent $150 \%$ increase in the assessed value. If the overall change in this district was $100 \%$, due to the required millage equalization, the taxes for this property will increase.

Using the examples above as a reference, property owners can calculate their percent change and then compare it to the overall change county wide, and to the township, borough, and school district changes to get an estimate of what the reassessment might do to their taxes.

Calculating percent change:
(New Value - Old Value)/Old Value x 100

|  | Old Assessed Value (2001) | Preliminary Assessed Value (2023) |
| :--- | :--- | :--- |
| Assessment = 100\% Market Value | $\$ 107,000$ | $\$ 210,000$ |
| *Clean \& Green Value: Yes | $* \$ 53,000$ | $* \$ 115,000$ |

$100 \%$ Market Value: $\$ 210,000-\$ 107,000=\$ 103,000 / \$ 107,000=.9626 \times 100=96.26 \%$
Clean \& Green Value: $\$ 115,000-\$ 53,000=\$ 62,000 / \$ 53,000=1.1698 \times 100=116.98 \%$
*If your property is enrolled in Clean \& Green, this is the taxable assessed value that you will want to use to compare the preliminary percentages to on the following pages.

## Understanding the Percent Change Data

$\mathbf{2 0 0 1}$ Total Taxable Value - 2001 total taxable assessed value of all property in each municipality based off the 2001 assessed values.
*Preliminary 2023 Total Taxable Value - Preliminary 2023 total taxable value of all property based off the 2023 assessed values

Old to New \% Total Taxable Assessed Value - The total percent change from 2001 to 2023 taxable assessed values.

Residential Median Sale Price - Represents the sale price in the middle of all of the sales when the sale prices are arranged from low to high. Half of the property sales would fall above the median price, and half below.

Residential Median Sales 2023 Appraised Value-_Median reassessment appraised market value of all residential sales that occurred from $1 / 1 / 2020-4 / 1 / 2023$.

After calculating the percent change for your property, you can compare your change to the overall change for each taxing district. For example, using the $100 \%$ Market value in the table above that changed $96 \%$, if this property was located in Middlebury Township which had an overall change of $112 \%$, the taxes for this property will most likely decrease. The percent change for the property is less than the $112 \%$ for Middlebury Township, less than the overall change for the county at $109 \%$, and less than the change for Wellsboro School District which was $103 \%$.

If the property is enrolled in Clean \& Green, this is the percent change information you will want to compare. For example, using the Clean \& Green Value in the table above that changed $116 \%$, this change is more than Middlebury Township's change at $112 \%$, more than the county change at $109 \%$, and more than the Wellsboro School District Change at $103 \%$. The taxes for this property will most likely go up, however the change to the actual taxes will be determined by the final millage rates.

We have provided an example in a separate press release which gives an example of what may occur to the county millage rate, this is contingent upon the results of the appeals process, and the total number of new Clean \& Green enrollments, both of which will reduce the total taxable value. Based on the total preliminary change to the total taxable value for the entire county, we can predict that the county millage rate may be cut in half.

There are a few other things to consider when reviewing the percent change data. Some of the districts with higher percentages also have lower median values. A $\$ 25,000$ change to a $\$ 50,000$ property is a greater percentage than a $\$ 25,000$ change to a $\$ 150,000$ property. Wellsboro \& Mansfield Borough's saw less of change due to the 2001 base acre land prices. In 2001, a residential base acre or homesites had an assessed value of $\$ 40,000$, these were among some of the highest rates in the county. If you were to adjust the 2001 base acre figure to today's value, that would equate to around $\$ 77,519$ today $(40,000 / .516$ Common Level Ratio $=\$ 77,519)$. The reduction in the land value in these areas from the previous assessments impacted the total percent change.

## 2024 TOWNSHIP/BOROUGH \% CHANGE

*Preliminary 2023 Total Taxable Value figures subject to change based on Informal \& Formal Appeals results, and anticipated new Clean \& Green Enrollments, both will impact the final 2023 Total Taxable Values. Final Taxable Assessed values will be certified on or before November 15, 2023, and will take effect January 1. 2024.

|  |  |  |  |  | All Residential Sales4/1/2023 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| District Code | Township/Borough | $2001 \begin{gathered}\text { Total Taxable } \\ \text { Value }\end{gathered}$ value | *Preliminary 2023 Total Taxable Value | Old to New \% Total Taxable Assessed Value | Residential Median Sale Price | Residential Median <br> Sales 2023 Appraised Value |
| 1 | Bloss Township | \$14,709,410 | \$30,485,840 | 107\% | \$84.900 | \$84.700 |
| 2 | Blossburg Borough | \$47,505,435 | \$94,263,060 | 98\% | \$145,000 | \$137,700 |
| 3 | Brookfield Township | \$21,655,180 | \$51,723,520 | 139\% | \$162.000 | \$153.100 |
| 4 | Charleston Township | \$167,728,770 | \$351,750,880 | 110\% | \$193,800 | \$203,800 |
| 5 | Chatham Township | \$36,852,240 | \$80,916,470 | 120\% | \$184,100 | \$147,700 |
| 6 | Clymer Township | \$34,217,896 | \$80,760,140 | 136\% | \$131,600 | \$120,300 |
| 7 | Covington Township | \$53,720,429 | \$111,715,340 | 108\% | \$180,000 | \$148.200 |
| 8 | Deerfield Township | \$29,194,060 | \$66,187,770 | 127\% | \$177.500 | \$184,700 |
| 9 | Delmar Township | \$153,394,590 | \$342,576,420 | 123\% | \$234.400 | \$219,200 |
| 10 | Duncan Township | \$16,868,210 | \$30,940,690 | 83\% | \$87,700 | \$88.900 |
| 11 | Elk Township | \$9,714,880 | \$19,126,560 | 97\% | \$136.000 | \$135,600 |
| 13 | Elkland Borough | \$45,333,273 | \$102,509,330 | 126\% | \$150,000 | \$144,000 |
| 14 | Farmington Township | \$33,569,430 | \$75,558,690 | 125\% | \$155.500 | \$160,000 |
| 15 | Gaines Township | \$49,548,951 | \$102,316,850 | 106\% | \$119,300 | \$114.100 |
| 16 | Hamilton Township | \$16,340,870 | \$35,089,530 | 115\% | \$95,000 | \$103,000 |
| 17 | Jackson Township | \$73,891,435 | \$158,483,020 | 114\% | \$168.500 | \$162,600 |
| 18 | Knoxville Borough | \$13,926,230 | \$35,069,430 | 152\% | \$138.900 | \$137,200 |
| 19 | Lawrence Township | \$74,927,788 | \$144,680,250 | 93\% | \$186.700 | \$172,600 |
| 20 | Lawrenceville Borough | \$19,444,420 | \$39,448,970 | 103\% | \$175.800 | \$177.400 |
| 21 | Liberty Township | \$59,461,102 | \$132,993,980 | 124\% | \$211.000 | \$201.900 |
| 22 | Liberty Borough | \$6,909,370 | \$14,066,320 | 104\% | \$157.200 | \$148,700 |
| 23 | Mansfield Borough | \$87,390,290 | \$156,958,340 | 80\% | \$179.100 | \$169.100 |
| 24 | Middlebury Township | \$59,808,440 | \$126,601,030 | 112\% | \$198,100 | \$195,500 |
| 25 | Morris Township | \$44,129,515 | \$97,478,190 | 121\% | \$168,100 | \$151,500 |
| 26 | Nelson Township | \$19,848,660 | \$42,306,600 | 113\% | \$180.700 | \$164,200 |
| 27 | Osceola Township | \$20,772,897 | \$46,254,500 | 123\% | \$165.200 | \$150,900 |
| 28 | Putnam Township | \$12,986,770 | \$26,574,080 | 105\% | \$130,100 | \$111,300 |
| 29 | Richmond Township | \$135,769,483 | \$279,708,660 | 106\% | \$232,100 | \$216,700 |
| 30 | Roseville Borough | \$4,717,760 | \$9,982,810 | 112\% | \$121,600 | \$105,500 |
| 31 | Rutland Township | \$40,000,180 | \$87,130,630 | 118\% | \$269,700 | \$262,600 |
| 32 | Shippen Township | \$32,561,786 | \$69,869,080 | 115\% | \$183,000 | \$172,900 |
| 33 | Sullivan Township | \$71,218,631 | \$156,769,050 | 120\% | \$234.800 | \$209.300 |
| 34 | Tioga Township | \$40,486,449 | \$82,542,910 | 104\% | \$152,200 | \$132,400 |
| 35 | Tioga Borough | \$15,143,560 | \$34,606,120 | 129\% | \$145.500 | \$133.800 |
| 36 | Union Township | \$47,595,793 | \$101,242,090 | 113\% | \$140,100 | \$135,100 |
| 37 | Ward Township | \$25,351,140 | \$52,939,880 | 109\% | \$112.000 | \$112.700 |
| 39 | Wellsboro Borough | \$193,135,246 | \$343,574,400 | 78\% | \$177.900 | \$168.100 |
| 40 | Westfield Township | \$37,431,495 | \$79,665,390 | 113\% | \$174.400 | \$157.600 |
| 41 | Westfield Borough | \$26,879,533 | \$58,589,050 | 118\% | \$132,000 | \$122,000 |
| ALL | All Taxable Property | \$1,894,141,597 | \$3,953,455,870 | 109\% | \$167,800 | \$160,500 |

## 2024 School District \% Change

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| School District | 2001 Total Taxable Value | *Preliminary 2023 Total Taxable Value | Old to New \% Assessed Value |
| :---: | :---: | :---: | :---: |
| Canton Area | $\$ 47,595,793$ | $\$ 101,242,090$ | $113 \%$ |
| Galeton Area | $\$ 59,263,831$ | $\$ 121,443,410$ | $105 \%$ |
| Northern Tioga | $\$ 543,574,546$ | $\$ 1,179,302,160$ | $117 \%$ |
| Southern Tioga | $\$ 620,210,385$ | $\$ 1,286,155,710$ | $107 \%$ |
| Wellsboro Area | $\$ 623,497,042$ | $\$ 1,265,312,500$ | $103 \%$ |

The overall preliminary change countywide is $109 \%$ which means that the taxbase has a little more than doubled over the last 20 years. This increase in value is also supported by the decrease in our Common Level Ratio published by the State Tax Equalization Board. The Common Level Ratio is the overall median ratio of base year assessed values compared to the current market value, or what properties are selling for in each county. To calculate an individual assessment ratio, you simply divide the base year assessment by the sale price. Based on 2022 sales, the Common Level Ratio has dropped to $47.2 \%$ effective for July 1, 2023. The indicated change is $112 \%$ based on actual sales that have occurred in Tioga County compared to our 2001 base year assessments. This is supported and is in line with the preliminary change countywide of $109 \%$.

In 2001, all properties were assessed at $100 \%$ of the fair market value, and as property values increased over the years, this ratio has steadily decreased to approximately $47 \%$ as of January 1, 2023, which means that the sale prices have gone up. Due to the high rate of dispersion in our sales data, some properties were currently assessed at a higher rate, closer to $70 \%$ or $80 \%$ of their current market value, while others are assessed at a lower rate, and are closer to $30 \%$ or $40 \%$ of their current fair market value. The goal of the reassessment is to create fair and equitable values based on today's real estate market.

| Tioga County Common Level Ratios 2001-2022 |  |  |
| :---: | :---: | :---: |
| Year | Ratio | County Millage |
| 2001 | 30.2 | 13 |
| 2002 | 94.8 | 3.779 |
| 2003 | 90.4 | 3.779 |
| 2004 | 84.6 | 4.75 |
| 2005 | 79.9 | 5.75 |
| 2006 | 75 | 5.75 |
| 2007 | 73 | 5.75 |
| 2008 | 70.7 | 5.75 |
| 2009 | 73.7 | 5.75 |
| 2010 | 73.8 | 6.75 |
| 2011 | 73.5 | 6.75 |
| 2012 | 67.1 | 6.75 |
| 2013 | 67.8 | 6.75 |
| 2014 | 70.7 | 6.75 |
| 2015 | 70.5 | 6.75 |
| 2016 | 73.5 | 6.75 |
| 2017 | 70.1 | 6.75 |
| 2018 | 66.3 | 6.75 |
| 2019 | 60.1 | 6.75 |
| 2020 | 58.3 | 6.75 |
| 2021 | 51.6 | 6.75 |
| 2022 | 47.2 | 6.75 |
|  | $*$ *Fffective $7 / 1 / 2023$ |  |

