

# LANCASTER COUNTY 2027 REASSESSMENT: PROPERTY OWNER GUIDE

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## What is the purpose of a reassessment?

A reassessment is done to equalize all assessments to 100% of the current fair market value and ensure the fairness of property taxes relative to property values by uniformly assessing similar property types and neighborhoods. Reassessments are NOT done to increase property taxes.

## Does this mean I will pay more property taxes in 2027?

No, even though your assessment may have increased, by law, all taxing jurisdictions (county, municipality, school district) must adjust their current tax rate (millage) so they do not increase their income. A taxing jurisdiction may then choose to adjust their millage rate if they need to collect additional taxes, as in any non-reassessment year. There is no simple, precise way to predict the total tax change for any single property until the new millages are established for 2027.

## What if I disagree with the 2027 assessment value?

Every property owner has the right to appeal their assessed value with The Board of Assessment Appeals (the board). The board uses information provided in an appeal hearing to determine FAIR MARKET VALUE of the property; assessment value is directly related to fair market value.

### **Before you file an appeal, consider the following:**

#### **Could you or would you sell your property for your new assessed value in today's real estate market?**

To file an appeal with the board a 2027 Reassessment Appeal form must be filled out, signed, and returned to the Property Assessment Office. This can be done online with the fillable form available on the Property Assessment website, printed, signed, and mailed or hand delivered to 150 N Queen St, Suite 310, Lancaster, PA 17603. (Appeal forms can also be obtained by contacting the Property Assessment Office)

There is no fee associated with a 2027 Reassessment Appeal filed by the deadline.

When an appeal is filed, you are appealing the assessed value of your property – not the amount of tax responsibility. Please note that each municipality differs in total tax rates charged to property owners in their jurisdiction.

More information on assessment appeals can be found on the Property Assessment Website.

Reassessment Appeals for the 2027 property tax year will have a **deadline of August 3, 2026** as the first business day after August 1<sup>st</sup>.

## How can I contact the property assessment office?

**Email:** [paquestions@lanastercountypa.gov](mailto:paquestions@lanastercountypa.gov)

**Call:** (717) 390-7742

**Visit:** 150 N Queen Street, Suite 310, Lancaster PA 17603 **\*\*Building entrance on Chestnut Street\*\***

**Web:** [www.LancasterCountyPA.gov/154/Property-Assessment](http://www.LancasterCountyPA.gov/154/Property-Assessment)

DO NOT PAY FOR YOUR PROPERTY RECORD – THEY ARE FREE FOR PUBLIC VIEWING