

2027 FINAL NOTICE REASSESSMENT STATISTICS (Taxable Parcels Only)

	Current Assessment	2027 Assessment
Median Single Family Assessment	\$182,300	\$329,000
Average Single Family Assessment	\$202,310	\$361,557

Countywide Percent Change by Parcel - Average	89.94%
Countywide Percent Change by Parcel - Median	78.52%

Percent Change by District (by Parcel)	Average	Median
010 - Adamstown Boro	70.42%	62.85%
020 - Akron Boro	80.09%	77.23%
030 - Bart Twp	68.65%	62.77%
040 - Brecknock Twp	72.33%	67.20%
050 - Caernarvon Twp	79.53%	72.37%
060 - Christiana Boro	66.66%	57.44%
070 - Clay Twp	86.99%	83.58%
080 - East Cocalico Twp	80.79%	70.31%
090/091 - West Cocalico Twp	84.17%	77.71%
100 - Colerain Twp	62.47%	55.65%
110 - Columbia Boro	140.74%	144.67%
120 - Conestoga Twp	100.39%	78.65%
130 - Conoy Twp	75.17%	65.70%
140 - Denver Boro	82.49%	74.72%
150 - East Donegal Twp	79.65%	73.39%
160 - West Donegal Twp	81.21%	76.46%
170 - Drumore Twp	75.31%	72.48%
180 - East Drumore Twp	62.71%	62.56%
190 - Earl Twp	80.76%	77.62%
200 - East Earl Twp	66.30%	61.81%
210 - West Earl Twp	75.87%	69.42%
220 - East Petersburg Boro	82.56%	81.52%
230 - Eden Twp	90.45%	86.52%
240 - Elizabeth Twp	82.59%	79.23%
250 - Elizabethtown Boro	73.01%	68.93%
260 - Ephrata Boro	86.75%	77.70%

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270 - Ephrata Twp	90.81%	82.23%
280 - Fulton Twp	73.54%	62.21%
290 - East Hempfield Twp	75.78%	69.21%
300 - West Hempfield Twp	83.26%	81.96%
310 - East Lampeter Twp	75.83%	75.35%
320 - West Lampeter Twp	74.40%	71.04%
331-339, 780, 790, 810 - Lancaster City	167.07%	152.19%
340 - Lancaster Twp	97.07%	90.82%
350 - Leacock Twp	64.16%	52.51%
360 - Upper Leacock Twp	76.61%	78.60%
370 - Lititz Boro	86.40%	79.89%
380 - Little Britain Twp	71.33%	65.93%
390 - Manheim Twp	82.80%	80.01%
400 - Manheim Boro	72.71%	67.94%
410 - Manor Twp	84.54%	80.99%
420 - Marietta Boro	97.60%	86.14%
430 - Martic Twp	77.97%	75.36%
440 - Millersville Boro	79.83%	79.65%
450 - Mount Joy Boro	83.45%	72.30%
460/461 - Mount Joy Twp	79.28%	77.85%
470 - Mountville Boro	80.47%	78.16%
480 - New Holland Boro	77.01%	74.83%
490 - Paradise Twp	96.96%	90.09%
500 - Penn Twp	83.27%	76.78%
510 - Pequea Twp	75.28%	68.87%
520 - Providence Twp	84.14%	67.93%
530 - Quarryville Boro	69.01%	66.40%
540 - Rapho Twp	76.56%	69.60%
550 - Sadsbury Twp	85.81%	85.13%
560 - Salisbury Twp	84.95%	75.30%
570 - Strasburg Boro	72.38%	73.37%
580 - Strasburg Twp	75.17%	72.44%
590 - Terre Hill Boro	85.60%	86.11%
600 - Warwick Twp	86.13%	76.99%

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Percent Change By School District (by Parcel)

	Average	Median
01 - Cocalico	81.17%	72.75%
02 - Columbia	140.76%	144.70%
03 - Conestoga Valley	76.69%	74.80%
04 - Donegal	83.58%	76.06%
05 - Eastern Lancaster County	75.06%	71.42%
06 - Elizabethtown	77.02%	72.36%
07 - Ephrata	87.21%	79.68%
08 - Hempfield	79.27%	77.17%
09 - Lampeter Strasburg	74.84%	72.44%
10 - Manheim Central	78.15%	71.69%
11 - Manheim Twp	82.80%	80.01%
12 - Penn Manor	83.52%	78.54%
13 - Pequea Valley	82.95%	76.21%
14 - Lancaster	152.61%	138.24%
15 - Solanco	74.14%	65.99%
16 - Warwick	85.74%	78.22%
17 - Octorara	81.04%	75.98%
18 - Conrad Weiser	68.52%	67.38%

	Prior Taxable Assessment	New Taxable Assessment	Percent Increase	# of TaxableParcels
Percentage Increase in Tax Base by County:	\$45,678,052,100	\$80,887,583,600	77.08%	189,358

	Prior Taxable Assessment	New Taxable Assessment	Percent Increase	# of TaxableParcels
Percentage Increase in Tax Base by District				
010 - Adamstown Boro	\$151,745,500	\$264,541,200	74.33%	801
020 - Akron Boro	\$263,281,700	\$458,225,900	74.04%	1,380
030 - Bart Twp	\$229,359,200	\$380,017,400	65.69%	938
040 - Brecknock Twp	\$652,359,300	\$1,114,810,400	70.89%	2,861
050 - Caernarvon Twp	\$365,610,800	\$645,593,400	76.58%	1,638
060 - Christiana Boro	\$62,094,700	\$105,940,100	70.61%	358
070 - Clay Twp	\$611,367,300	\$1,063,905,800	74.02%	2,807
080 - East Cocalico Twp	\$1,131,631,100	\$1,929,514,100	70.51%	4,315
090/091 - West Cocalico Twp	\$543,994,700	\$991,081,600	82.19%	2,789
100 - Colerain Twp	\$322,637,700	\$513,104,000	59.03%	1,278
110 - Columbia Boro	\$438,179,100	\$939,958,600	114.51%	3,751

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120 - Conestoga Twp	\$308,754,400	\$555,313,400	79.86%	1,661
130 - Conoy Twp	\$249,276,200	\$416,791,000	67.20%	1,388
140 - Denver Boro	\$237,993,200	\$438,151,300	84.10%	1,336
150 - East Donegal Twp	\$698,504,100	\$1,166,758,900	67.04%	3,056
160 - West Donegal Twp	\$857,784,400	\$1,535,305,000	78.98%	2,940
170 - Drumore Twp	\$231,358,000	\$373,494,200	61.44%	944
180 - East Drumore Twp	\$338,456,600	\$542,083,200	60.16%	1,303
190 - Earl Twp	\$736,522,200	\$1,286,869,300	74.72%	2,252
200 - East Earl Twp	\$630,857,200	\$1,041,186,000	65.04%	2,460
210 - West Earl Twp	\$696,947,100	\$1,176,136,000	68.76%	2,788
220 - East Petersburg Boro	\$336,102,600	\$598,738,400	78.14%	1,811
230 - Eden Twp	\$165,524,400	\$304,509,900	83.97%	754
240 - Elizabeth Twp	\$360,706,100	\$646,507,000	79.23%	1,549
250 - Elizabethtown Boro	\$643,905,800	\$1,119,557,300	73.87%	3,415
260 - Ephrata Boro	\$866,419,000	\$1,524,613,700	75.97%	4,747
270 - Ephrata Twp	\$865,763,200	\$1,528,012,700	76.49%	3,519
280 - Fulton Twp	\$244,756,700	\$403,831,500	64.99%	1,225
290 - East Hempfield Twp	\$3,352,436,600	\$5,665,232,400	68.99%	9,164
300 - West Hempfield Twp	\$1,437,686,000	\$2,606,809,100	81.32%	6,188
310 - East Lampeter Twp	\$1,933,411,600	\$3,331,934,700	72.33%	5,582
320 - West Lampeter Twp	\$1,608,497,700	\$2,594,147,700	61.28%	5,218
331-339, 780, 790, 810 - Lancaster City	\$2,767,777,200	\$6,135,686,100	121.68%	17,601
340 - Lancaster Twp	\$1,130,326,500	\$2,187,581,200	93.54%	5,140
350 - Leacock Twp	\$542,818,500	\$882,813,900	62.64%	1,714
360 - Upper Leacock Twp	\$852,414,000	\$1,469,830,100	72.43%	2,609
370 - Lititz Boro	\$791,065,900	\$1,473,099,400	86.22%	3,163
380 - Little Britain Twp	\$346,795,100	\$582,009,900	67.83%	1,506
390 - Manheim Twp	\$4,753,065,700	\$8,195,385,800	72.42%	14,811
400 - Manheim Boro	\$334,783,500	\$584,958,200	74.73%	1,855
410 - Manor Twp	\$1,696,409,900	\$3,060,968,400	80.44%	7,887
420 - Marietta Boro	\$141,924,200	\$258,393,400	82.06%	978
430 - Martic Twp	\$433,199,300	\$761,158,000	75.71%	2,184
440 - Millersville Boro	\$361,576,100	\$636,037,000	75.91%	2,098
450 - Mount Joy Boro	\$597,919,800	\$1,050,856,600	75.75%	3,008
460/461 - Mount Joy Twp	\$932,650,600	\$1,637,591,700	75.58%	4,163

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470 - Mountville Boro	\$184,930,600	\$333,050,100	80.09%	1,057
480 - New Holland Boro	\$486,837,400	\$893,906,300	83.61%	1,997
490 - Paradise Twp	\$458,478,400	\$850,174,500	85.43%	1,786
500 - Penn Twp	\$905,688,000	\$1,581,313,300	74.60%	3,511
510 - Pequea Twp	\$514,125,900	\$847,577,000	64.86%	1,968
520 - Providence Twp	\$570,847,400	\$967,098,300	69.41%	3,152
530 - Quarryville Boro	\$205,720,000	\$333,748,200	62.23%	983
540 - Rapho Twp	\$1,247,781,300	\$2,145,697,200	71.96%	4,989
550 - Sadsbury Twp	\$259,152,500	\$467,252,500	80.30%	1,079
560 - Salisbury Twp	\$918,309,200	\$1,654,665,800	80.19%	3,581
570 - Strasburg Boro	\$264,819,000	\$449,865,500	69.88%	1,166
580 - Strasburg Twp	\$419,418,000	\$730,345,300	74.13%	1,547
590 - Terre Hill Boro	\$87,603,700	\$158,972,400	81.47%	498
600 - Warwick Twp	\$1,897,690,200	\$3,294,872,300	73.63%	7,111

Percentage Increase in Tax Base by School

	Prior Taxable Assessment	New Taxable Assessment	Percent Increase	# of TaxableParcels
01 - Cocalico	\$2,063,511,500	\$3,620,167,100	75.44%	9,233
02 - Columbia	\$438,179,100	\$939,958,600	114.51%	3,751
03 - Conestoga Valley	\$3,602,635,200	\$6,207,024,500	72.29%	11,311
04 - Donegal	\$1,693,611,400	\$2,937,821,200	73.46%	8,085
05 - Eastern Lancaster County	\$2,959,790,600	\$5,141,337,800	73.71%	11,706
06 - Elizabethtown	\$2,428,353,700	\$4,247,432,700	74.91%	10,863
07 - Ephrata	\$2,606,831,200	\$4,574,758,100	75.49%	12,453
08 - Hempfield	\$5,311,155,800	\$9,203,830,000	73.29%	18,220
09 - Lampeter Strasburg	\$2,335,515,200	\$3,857,139,600	65.15%	8,158
10 - Manheim Central	\$2,488,252,800	\$4,311,968,700	73.29%	10,355
11 - Manheim Twp	\$4,753,065,700	\$8,195,385,800	72.42%	14,811
12 - Penn Manor	\$3,314,065,600	\$5,861,053,800	76.85%	15,798
13 - Pequea Valley	\$1,919,606,100	\$3,387,654,200	76.48%	7,081
14 - Lancaster	\$3,735,460,700	\$8,011,362,500	114.47%	22,182
15 - Solanco	\$2,655,455,100	\$4,399,896,600	65.69%	12,083
16 - Warwick	\$3,049,462,200	\$5,414,478,700	77.56%	11,823
17 - Octorara	\$321,247,200	\$573,192,600	78.43%	1,437
18 - Conrad Weiser	\$1,853,000	\$3,121,100	68.43%	8

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Percentage Increase by Property Class	Prior Taxable Assessment	New Taxable Assessment	Percent Increase	# of TaxableParcels
Residential	\$31,985,566,900	\$57,623,617,900	80.16%	168,698
Commercial/Industrial/Special Purpose	\$11,074,427,700	\$19,090,393,600	72.38%	11,733
Farm/Forestry	\$2,618,057,500	\$4,173,572,100	59.41%	8,927

*Lerta abatements not included in totals

Definitions:

Average: A number expressing the typical value in a set of data which is calculated by dividing the sum of the values in the set by the amount in the set

Median: A value lying at the midpoint of a distribution of observed values, such that there is an equal probability of falling above or below it