

LANCASTER COUNTY

REASSESSMENT

2027



What Does Reassessment Mean?

All property parcels in Lancaster County will receive an updated assessment. This new assessment represents an estimate of your property's fair market value. The new assessment will be effective as of January 1, 2027 for County/Municipal taxes and July 1, 2027 for School District taxes.

Why is a Reassessment Being Done?

- The law requires periodic reassessment be conducted by counties. *Clifton v. Allegheny County* 969 A.2d 1197 (Pa. 2009).
- The last reassessment was effective as of January 1, 2018.
- Disparity in values can be created if too long a time passes between reassessments.
- Reassessment equalizes all assessments at current market value at 100% and ensures similar property types and neighborhoods are assessed fairly and uniformly.

Does This Mean My Taxes Will Increase?

No, even though your assessment may increase, all taxing bodies must adjust their current millage rate to be revenue neutral. Generally, some property owners will see their taxes decrease; some will see their taxes remain about the same and others may see their taxes increase.



TIMELINE

- A notice of your property's new assessment will be mailed to you in **June of 2026**.
- If you want to review information concerning your property and make certain that the information about your property is accurate, you can visit our website at: lanasterpa.devnetwedge.com
- You may also contact the Assessment Office at 717-299-8381 to review the information about your property. If there are inaccuracies, there is a 'Property Correction Form' you may fill out and return. The County will evaluate that information prior to issuing the notice.
- Questions may also be e-mailed to paquestions@lanastercountypa.gov
- If you are dissatisfied with the assessment of your property, you have the right to file an appeal within 40 days of the mailing date of that notice. You may obtain more information about filing an appeal by contacting the Assessment Office or visiting our website at:

www.lanastercountypa.gov/154/Property-Assessment



HISTORY

In 1997, Lancaster County Commissioners passed a resolution requiring reassessment of properties every eight (8) years.

The last reassessment was effective as of January 1, 2018.

A reassessment was scheduled for 2025, but it was postponed two (2) years until 2027 because of the unpredictability and instability of real property values.

RESOLUTION NO. 76 OF 2022 was voted on August 24, 2022.

FREQUENTLY ASKED QUESTIONS

Will Staff From the Assessment Office Visit My Property or Seek Access to My House?

An appraiser from this office might visit or drive by your property to update our data. However, they will not request to come inside your home. Over the years, our appraisers have maintained regular property visits and updated property records via construction permits received from the municipalities.

What Can I Do to Prepare Myself for the Reassessment?

Property owners can begin by looking at their property record cards via the Property Assessment website to ensure all data is correct. If you notice any inaccuracies, please reach out to the Assessment office immediately by either submitting the Property Correction Form, calling the office, or visiting the office. Correction forms must be submitted to the Assessment office by **September 1, 2025**.

FREQUENTLY ASKED QUESTIONS (CONTINUED)

Does a Reassessment Make Money for Taxing Authorities?

No, reassessments are revenue neutral as required by law. This means the County and other taxing authorities do not get one more dollar after the reassessment than they did before the reassessment. They **must adjust their millage rates down**. Example: Prior to the 2018 Reassessment, the millage rate was 3.735 mills. Effective for the 2018 Reassessment, the millage rate decreased to 2.911 mills.

What if I am Enrolled in Clean & Green (Act 319)?

The Clean & Green values will be on the reassessment notice that will be mailed in June of 2026.

Please visit our website 'Quick Links' for additional information on 'Taxpayers Guide to 2027 Reassessment' at:

www.lancastercountypa.gov/154/Property-Assessment

Example of a Residential Sketch

