COUNTYWIDE REASSESSMENT EXTENSION

The countywide reassessment has been extended by one year.

New assessed values will take effect for the 2028 tax year.

Originally effective: 2027
Now effective: 2028

What this means for you…

- Mercer County has extended the countywide assessment project by one year.
- New assessed values, based on current market conditions, will now take effect for the 2028 tax year rather than 2027.
- In 2027, each property owner will receive a formal assessment notice (Final Value Mailer) by mail that will state the value of their property. The value will be stated in two numbers: land and improvements. The total will also be listed.
- This mailer will explain how the property owner can appeal the value if he/she disagrees with the reassessment valuation of the property.

Clean and Green (Act 319) applications are currently being accepted by the Mercer County Assessment Office. These applications will be processed and take effect in 2028 along with the new reassessment values.

No action is required from Mercer County property owners at this time.

Frequently Asked Questions About the Extension

Why is there an extension?

The Mercer County Commissioners chose to extend the reassessment project when it was determined that the land category formatting and coding was incomplete.

These classifications can directly impact assessed values so further analysis is necessary.

When will the new assessed values take effect?
The one-year extension establishes the effective tax year as 2028.

What will this do to my property value?
Any impact on the valuation of individual properties cannot be confirmed until the final value mailers are completed in 2027.

What is really happening?
The assessment data is being reevaluated to ensure that it is accurate and complete. The Mercer County Commissioners are committed to a fair and equitable reassessment for all property owners.

Does reassessment mean my taxes will go up?
In Pennsylvania, taxing bodies (school districts, municipalities, and county governments) are required to be revenue neutral following a countywide property reassessment.

This means that the taxing body must adjust its millage rate so that it collects the same total property tax revenue from existing properties as it did before the reassessment. For example, if a township collected $1 million from property tax in 2027, it can only collect $1 million in 2028.

That does not mean that each individual property owner's taxes will stay the same. The specific effect on each individual property tax bill will not be known until 2028.

Based on outcomes observed in other reassessments:

- Approximately 1/3 of property owners may see a tax decrease
- Approximately 1/3 may see little to no change
- Approximately 1/3 may see a tax increase

Overall, this typically results in taxes remaining the same or decreasing for about 2/3 of property owners.

Will there be additional Tyler Technologies data collection?
Tyler data collection is complete so no Tyler data collectors will be in the field.

However, the Mercer County Assessment Office will continue to have field inspectors in the field throughout the County on their normal course of business.

Mercer County Tax Assessment Office 724.662.7551