



Frequently Asked Questions regarding the Notice of Tentative Assessment Change Letter

Why is Mercer County doing a Re-Assessment?

The County's last re-assessment was completed in 1971. Property values have changed significantly. Having accurate assessed values affects the share that each property owner pays in property taxes. Countywide re-assessments are intended to restore tax fairness. Outdated assessments could result in some taxpayers paying more than their fair share of taxes. If your assessment does increase, it does not necessarily mean your taxes will increase.

The County approved advertising a Request for Proposal for the project in January of 2023. At that time, only two companies were authorized to complete re-assessment work in Pennsylvania. The bid for the project was awarded to Tyler Technologies in May of 2023. A public awareness campaign began that summer and data collection soon followed.

Who is Tyler Technologies?

A company serving the public sector through multiple product offerings including re-assessment of properties. Headquartered in Plano, Texas, they have additional offices in the U.S. and internationally. Tyler Technologies' mission offers broad solutions to empower governments to deliver better and faster assistance to the public — greater transparency and accessibility, sustainable office practices, secure data that's easy to manage and maintain, and faster results.

Why are there so many phone numbers and ways to schedule an informal review if I disagree with my tentative assessed value?

- To schedule an informal review:
 - CALL toll-free: 1-844-314-0625 to reach Tyler Technologies' scheduling center. Representatives can ONLY schedule your review session; they cannot answer questions about your property.
 - ONLINE: tylertech.com/mercer to self-schedule online
- Questions
 - CALL: 724-662-7549 - Tyler Technologies' office at the Mercer County Courthouse can explain about the re-assessment process as well as schedule your informal review.
- Other General Tax Assessment Questions
 - CALL: 724-662-7551 – Mercer County Tax Assessment Office

What do I currently pay in taxes?

- CALL: 724-662-7551 – Mercer County Tax Assessment Office
- ONLINE: [Parcel Viewer Plus 2.0](#) – Mercer County GIS Parcel Viewer
 - Find your parcel by address or number - Click on your parcel (not address point) - Scroll down in the property details window to see your annual taxes broken down by County, Municipal, and School District Tax.



What does revenue neutral mean?

Reassessment does not increase or decrease tax revenues. The total tax burden is distributed more fairly. A countywide re-assessment values all properties at their current market value, restoring equity to all classes of property. A resident's County, Municipal, and School taxes are based on the assessed value of a property. Past experience in other counties has shown approximately 1/3 of property owners' taxes will decrease, 1/3 won't change, and 1/3 will increase. By law, the County, Municipalities, and School Districts will bill the same amount of tax in 2027 as they did in 2026 by adjusting their millage rates after the final new assessed values are established. When assessed values go up, millage goes down.

Example: The County of Mercer has three residents. In 2026, the County collected \$100 in property tax. Person 1 paid \$50, person 2 paid \$30, and person 3 paid \$20. In 2027, the new assessed values were used. The County still collected \$100 in property tax, but person 1 paid \$40, person 2 paid \$30, and person 3 paid \$30.

Why can't you say what the new millage rate will be and what my new taxes will be?

Millage rates can't be set until the tax rolls are certified, which will happen in late fall. Once the new assessed values are finalized, the millage rates will be set. Because the re-assessment is required to be revenue-neutral, we need all the numbers in the "equation" to make sure the billed tax stays the same. The new millage numbers will not come out until November of 2026 for the County and Municipal taxes and in June of 2027 for the School taxes.

Why is it going to take so long to certify the tax rolls?

The County and Tyler Technologies want the new assessed values to be fair and equitable. Every property owner deserves to review and question their value if they disagree. On or before May 1, 2026, all informal reviews will be completed and reconciled as necessary. In July 2026, new letters will be mailed with the final assessed values that reflect any changes made during the informal review process.

What if I am not satisfied with my final assessed value?

After you receive your new value in July, you can file a formal appeal with the Mercer County Board of Assessment Appeals. Formal appeals and fees are filed with the Mercer County Tax Assessment Office. You can find the procedures online at [Tax Assessment Forms](#) or call the Tax Assessment Office at 724-662-7551. Appeals are heard by the members of the Board of Assessment Appeals. By County Code, all formal appeals must be completed by October 31.

Additional Resources

Tyler Technologies Re-Assessment Website for Mercer County - [Mercer County, Pennsylvania](#)

Project Overview PowerPoint - [PowerPoint Presentation](#)

Mercer County Tax Assessment - [Tax Assessment](#)

Mercer County Board of Commissioners - [Commissioners Office](#)