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BOARD OF ASSESSMENT REVISION

Courthouse Annex 118 Main Street Wellsboro PA 16901

July 19, 2023

Re: **Press Release – 2024 Equalized Millage Estimates**

Millage Equalization

Reassessment is revenue neutral to **ALL TAXING DISTRICTS**, and in the simplest of terms results in the redistribution of the current tax burden, based on the current fair market value of each property.

Following the conclusion of the Reassessment in 2023, **ALL TAXING DISTRICTS** in Tioga County will be required to equalize their current millage rate in accordance with section 53 Pa C.S. § 8823(b) of the Consolidated County Assessment Law for the 2024 tax year. Once the millage equalization process is complete, taxing districts have the option under 53 Pa C.S. § 8823(c) to increase the total taxes levied up to a maximum of 10% more than the total amount levied in the prior year; **through a separate and specific vote**. School Districts are subject to the same equalization requirements under section 327 of the act of June 27, 2006 (1st Sp.Sess., P.L.1873, No.1), known as the Taxpayer Relief Act. In 2025, the 10% cap expires and real estate tax limits revert to the statutory rate limits: County 25 mills, Townships 14 mills, Boroughs 30 mills, and School Districts 25 mills.

Calculating Your Estimated 2024 Taxes

To calculate your estimated taxes at face value, divide the current millage rate by 1,000, then multiply by your total assessed value. You can calculate the total annual property taxes, or calculate each tax individually. **The estimated tax calculation does not include the Homestead/Farmstead exclusions**, these will be calculated by each school district in 2024. If your property is enrolled in Clean & Green, use the Clean & Green Total Value.

	Old Assessed Value (2001)	Final Assessed Value (2023)
Assessment = 100% Market Value	Land: \$12,670 Building(s): \$66,270 Total: \$78,940	Land: \$27,020 Building(s): \$152,170 Total: \$179,190
Clean & Green Value: No	Land: N/A Building(s) N/A Total: N/A	Land: N/A Building(s) N/A Total: N/A

Example - Morris Township:

Total Annual Taxes based on Old Assessed Value: $27.47 / 1,000 = .02747 \times \$78,940 = \underline{\$2,168.48}$

Estimated Total Annual Taxes based on 2023 Assessed Value: $13.3974 / 1,000 = .0133974 \times \$179,190 = \underline{\$2,400.68}$

If you have questions or need assistance in calculating your estimated 2024 taxes, please contact the Assessment Office at 570-724-9117 Monday – Friday, 9:00 a.m. – 4:30 p.m.

Tioga County Millage Estimate - 2024 Tax Year

The 2024 millage estimates are based current total Taxable Assessed Values for the 2023 & 2024 tax years, and are equalized as required by 53 Pa C.S. § 8823(b). The Final 2023 Total Taxable Values are subject to change based on Formal Appeals which will conclude on October 31st, and the total number of new Clean & Green applications filed by October 15th, both will impact the Final 2023 Total Taxable Values and millage calculations. Final Taxable Assessed Values will be certified on or before November 15, 2023, and will take effect on January 1, 2024. The estimated millages do not include the optional 10% cap under 53 Pa C.S. § 8823(c), this will be determined by the governing body of each taxing district.

DISTRICT	Current 2023 Twp/Boro Millage	Estimated 2024 Twp/Boro Millage	Current 2023 County Millage	Estimated 2024 County Millage	Current 2023/2024 School Millage	Estimated 2024/2025 School Millage	Current 2023 Total Millage	Estimated 2024 Total Millage
BLOSS TWP	1.765	0.8724	6.75	3.2916	18.74	9.1839	27.255	13.3480
BLOSSBURG BORO	8.125	4.1869	6.75	3.2916	18.74	9.1839	33.615	16.6624
BROOKFIELD TWP	2.17	0.9451	6.75	3.2916	19.8138	9.3553	28.7338	13.5920
CHARLESTON TWP	2.5	1.2060	6.75	3.2916	19.04	9.5519	28.29	14.0496
CHATHAM TWP	0.63	0.2905	6.75	3.2916	19.8138	9.3553	27.1938	12.9375
CLYMER TWP	3	1.3060	6.75	3.2916	19.8138	9.3553	29.5638	13.9530
COVINGTON TWP	3.53	1.7300	6.75	3.2916	18.74	9.1839	29.02	14.2055
DEERFIELD TWP	2	0.8974	6.75	3.2916	19.8138	9.3553	28.5638	13.5444
DELMAR TWP	1.25	0.5708	6.75	3.2916	19.04	9.5519	27.04	13.4143
DUNCAN TWP	1	0.5608	6.75	3.2916	19.04	9.5519	26.79	13.4043
ELK TWP	0.565	0.2921	6.75	3.2916	18.08	8.9350	25.395	12.5187
ELKLAND BORO	7	3.1958	6.75	3.2916	19.8138	9.3553	33.5638	15.8427
FARMINGTON TWP	5.5	2.4874	6.75	3.2916	19.8138	9.3553	32.0638	15.1344
GAINES TWP	1.76	0.8622	6.75	3.2916	18.08	8.9350	26.59	13.0888
HAMILTON TWP	1.201	0.5708	6.75	3.2916	18.74	9.1839	26.691	13.0463
JACKSON TWP	4	1.8995	6.75	3.2916	19.8138	9.3553	30.5638	14.5464
KNOXVILLE BORO	6.5	2.6964	6.75	3.2916	19.8138	9.3553	33.0638	15.3433
LAWRENCE TWP	3.7	1.9513	6.75	3.2916	19.8138	9.3553	30.2638	14.5982
LAWRENCEVILLE BORO	5.5104	2.7954	6.75	3.2916	19.8138	9.3553	32.0742	15.4424
LIBERTY TWP	0.75	0.3443	6.75	3.2916	18.74	9.1839	26.24	12.8198
LIBERTY BORO	3	1.5347	6.75	3.2916	18.74	9.1839	28.49	14.0103
MANSFIELD BORO	8.25	4.6008	6.75	3.2916	18.74	9.1839	33.74	17.0764
MIDDLEBURY TWP	2.125	1.0237	6.75	3.2916	19.04	9.5519	27.915	13.8673
MORRIS TWP	1.98	0.9218	6.75	3.2916	18.74	9.1839	27.47	13.3974
NELSON TWP	5	2.4355	6.75	3.2916	19.8138	9.3553	31.5638	15.0824
OSCEOLA TWP	3	1.3903	6.75	3.2916	19.8138	9.3553	29.5638	14.0373
PUTNAM TWP	0.8	0.3978	6.75	3.2916	18.74	9.1839	26.29	12.8733
RICHMOND TWP	4	1.9642	6.75	3.2916	18.74	9.1839	29.49	14.4397
ROSEVILLE BORO	2	0.9586	6.75	3.2916	18.74	9.1839	27.49	13.4342
RUTLAND TWP	3.9	1.8100	6.75	3.2916	18.74	9.1839	29.39	14.2855
SHIPPEN TWP	1.5	0.7078	6.75	3.2916	19.04	9.5519	27.29	13.5513
SULLIVAN TWP	1	0.4593	6.75	3.2916	18.74	9.1839	26.49	12.9349
TIOGA TWP	3.9	1.9680	6.75	3.2916	19.8138	9.3553	30.4638	14.6150
TIOGA BORO	6.6	3.0054	6.75	3.2916	19.8138	9.3553	33.1638	15.6524
UNION TWP	3.7	1.7638	6.75	3.2916	17.3902	8.2821	27.8402	13.3376
WARD TWP	2.66	1.2870	6.75	3.2916	18.74	9.1839	28.15	13.7625
WELLSBORO BORO	7.133	4.0468	6.75	3.2916	19.04	9.5519	32.923	16.8904
WESTFIELD TWP	2	0.9597	6.75	3.2916	19.8138	9.3553	28.5638	13.6067
WESTFIELD BORO	7.25	3.4263	6.75	3.2916	19.8138	9.3553	33.8138	16.0733