

2022 Property Tax Burden by County



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This research brief utilizes (1) county-level income data from the Bureau of Economic Analysis (BEA) and Internal Revenue Service (IRS) and (2) property tax data from the Pennsylvania Department of Education (PDE) and Department of Community and Economic Development (DCED) to estimate the 2022 homeowner-renter property tax burden by county. The homeowner-renter property tax burden reflects the Homestead Exemption, which reduced school district property taxes by \$673 million in FY 2022-23. The **table on page 2** lists each county's total homeowner-renter property tax paid, computed property tax burden and burden rank (1 is highest burden). The property tax burden is the ratio of total property tax to total income. (See final page for a description of the income metric used.) Data only include property tax remitted by residential and rental property and excludes commercial, industrial and agricultural property. Those indirect property taxes (20% of all statewide property tax) are excluded because it is unclear who bears the ultimate burden of those taxes, and a significant portion is likely exported outside the county and state. Notable results include:

- Pennsylvania homeowners and rental property owners paid an estimated \$18.4 billion in property taxes statewide, which represented 2.46% of total income. That property tax amount is net of adjustments to account for (1) certain counties that have notably higher shares of vacation homes and property tax remitted by homeowners who reside outside the county and (2) rebates received from the Property Tax Rent/Rebate (PTRR) program (\$190 million). See the final page for more detail on those adjustments.
- Monroe County (4.19%) had the highest property tax burden in the state, 0.8 percentage points higher than the second highest, Pike County (3.38%). The much higher property tax burden in Monroe County is partly due to a relatively higher reliance on school district property taxes (as opposed to earned income taxes).
- Potter County residents remitted 1.15% of their income in property taxes, the lowest rate in the state and more than a full percentage point below the statewide weighted average (2.46%).

The **heat map on page 3** displays homeowner-renter property tax burden by county. Notable geographic trends include:

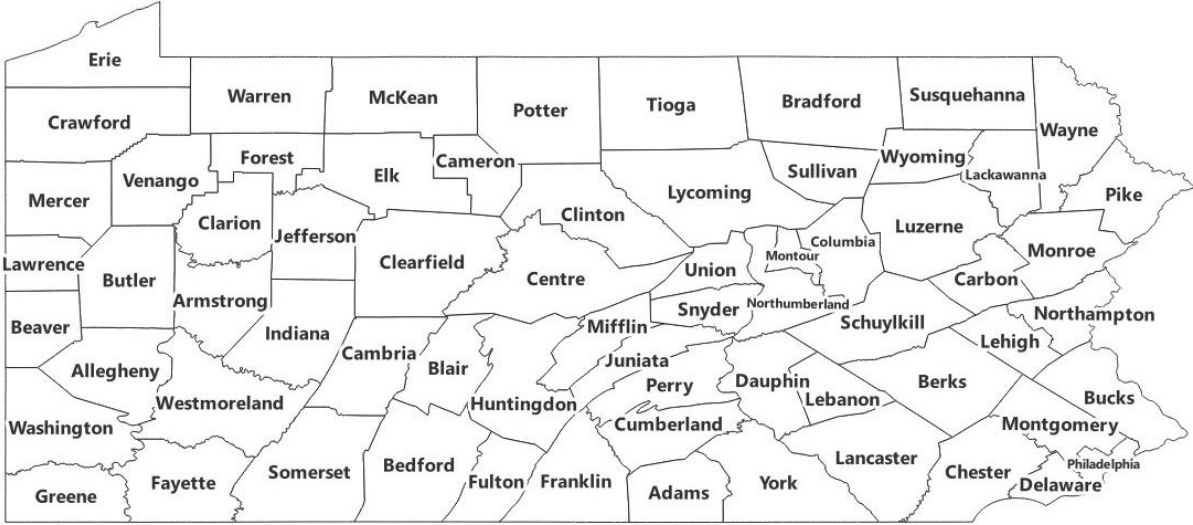
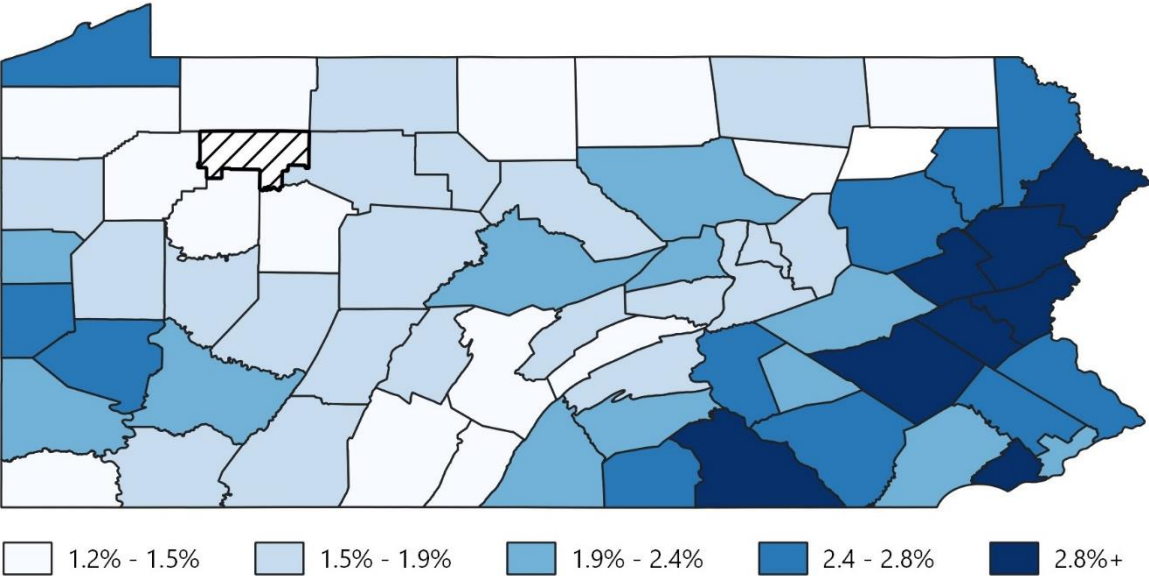
- Nearly all counties in the top 10 are in the eastern region of the state and many share a border with New Jersey (e.g., Monroe, Pike and Northampton). The top 10 counties comprised 37.3% of total homeowner-renter property taxes for 2022.
- Most counties in the bottom 10 are in the north and central regions of the state, and all are rural. The bottom 10 counties comprised 1.0% of total homeowner-renter property taxes.

Homeowner-Renter Property Tax Burden by County (2022)

County	Property Tax		Rank	County	Property Tax		Rank
	Taxes	Burden			Taxes	Burden	
Monroe	\$331	4.19%	1	Cambria	\$96	1.83%	35
Pike	\$114	3.38%	2	Armstrong	\$57	1.81%	36
Berks	\$719	3.28%	3	Mercer	\$79	1.79%	37
York	\$779	3.24%	4	Indiana	\$58	1.79%	38
Northampton	\$591	3.13%	5	Snyder	\$29	1.77%	39
Delaware	\$1,267	2.97%	6	Montour	\$16	1.74%	40
Lehigh	\$591	2.84%	7	Clinton	\$25	1.73%	41
Carbon	\$99	2.84%	8	Somerset	\$51	1.73%	42
Allegheny	\$2,116	2.72%	9	Butler	\$218	1.72%	43
Lackawanna	\$266	2.64%	10	McKean	\$27	1.69%	44
Montgomery	\$1,986	2.58%	11	Cameron	\$3	1.68%	45
Wayne	\$64	2.58%	12	Northumberland	\$59	1.64%	46
Erie	\$296	2.55%	13	Perry	\$38	1.64%	47
Dauphin	\$357	2.53%	14	Bradford	\$40	1.64%	48
Luzerne	\$351	2.49%	15	Clearfield	\$57	1.63%	49
Bucks	\$1,362	2.49%	16	Fayette	\$82	1.61%	50
Adams	\$139	2.49%	17	Blair	\$89	1.60%	51
Beaver	\$197	2.45%	18	Elk	\$20	1.52%	52
Lancaster	\$767	2.44%	19	Venango	\$30	1.50%	53
Centre	\$170	2.32%	20	Clarion	\$22	1.47%	54
Chester	\$1,257	2.26%	21	Crawford	\$49	1.45%	55
Philadelphia	\$1,491	2.19%	22	Fulton	\$8	1.41%	56
Lawrence	\$81	2.19%	23	Greene	\$20	1.40%	57
Lebanon	\$154	2.17%	24	Warren	\$22	1.38%	58
Schuylkill	\$127	2.14%	25	Tioga	\$23	1.37%	59
Franklin	\$164	2.11%	26	Susquehanna	\$27	1.37%	60
Washington	\$266	2.10%	27	Huntingdon	\$22	1.32%	61
Lycoming	\$99	2.09%	28	Bedford	\$26	1.28%	62
Westmoreland	\$397	2.07%	29	Sullivan	\$4	1.28%	63
Cumberland	\$330	2.02%	30	Jefferson	\$22	1.22%	64
Union	\$36	1.93%	31	Juniata	\$14	1.21%	65
Wyoming	\$24	1.90%	32	Potter	\$8	1.15%	66
Mifflin	\$33	1.88%	33	Forest	\$8	<u>n.a.</u>	<u>n.a.</u>
Columbia	\$51	1.84%	34	Statewide	\$18,419	2.46%	--

Note: Dollar amounts in millions. Property taxes include actual current, interim and delinquent school district revenues for FY 2022-23 and CY 2022 county and municipal revenues. Tax burden is equal to total property taxes paid as a percentage of total income. Forest County is excluded from burden and rank due to various data anomalies. The statewide average shown is weighted (i.e., Philadelphia has much more weight than a rural county). The unweighted statewide average (i.e., all counties have equal weight) is 2.04%.

Homeowner-Renter Property Tax Burden by County (2022)



Technical Detail

This analysis uses two data sources for the county-level income metric: the U.S. Bureau of Economic Analysis (BEA) and the Internal Revenue Service (IRS). Non-farm personal income for CY 2022 by county as reported by the BEA is the base for county income. That income measure is adjusted to include several income sources as reported by the IRS: capital gains, IRA withdrawals and pension distributions. The analysis then deducts employer contributions to pension and health plans, imputed interest and rental income, and Medicare and Medicaid benefits as reported by BEA in county personal income.

For property taxes, the analysis uses FY 2022-23 current, interim and delinquent school district property tax revenues published by the Pennsylvania Department of Education (PDE). School district revenues are summed to their respective counties based on how they are reported by PDE. The analysis does not attempt to apportion multi-county school districts across counties. County and municipal revenues are based on CY 2022 data reported by the Department of Community and Economic Development (DCED). Forest County is excluded from computations due to technical factors.

Three negative adjustments were made at the county level to property tax revenues:

- The removal of taxes paid by entities other than homeowners and rental property owners. This adjustment was based on assessed values for CY 2022 as reported by the State Tax Equalization Board (STEB). Each county's property tax total was reduced by its share of assessed value that was not attributable to residential and rental properties (i.e., commercial, industrial and agricultural property). If those other sectors are included, the 2022 statewide burden increases from 2.46% to 2.97%.
- A reduction of total property taxes paid in certain counties with high rates of vacation homes. This adjustment was based on data from the U.S. Census Bureau's American Community Survey (ACS) for 2022. A vacation home is defined by the ACS as a home that is vacant for "seasonal, recreational, or occasional use." If the county had a vacation home rate that was significantly higher than the statewide average, then the property tax was reduced by 5% to 15%.
- Total property tax paid was reduced by any rebates received from the Property Tax Rent/Rebate (PTRR) program for claim year 2022. Those rebates totaled \$190 million to income-eligible seniors and residents with disabilities.

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