

2025 County Millage Rates



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This research brief reviews recent millage rate increases for calendar year (CY) 2025 county property taxes. It also considers millage rate changes over the prior decade as counties often hold rates flat for extended periods of time but then enact material rate increases in a single year. School districts and municipalities face similar strong inflationary pressures as counties, and county millage rate trends may provide insights into future trends for those entities. All three tax-levying authorities received substantial federal aid due to the COVID-19 pandemic; counties received over \$4.5 billion in one-time federal aid.¹ Various news reports note that most temporary funds have now been depleted.

The **table on page 2** lists each county's millage rate percentage change for two periods: the most recent year (2024 to 2025, used for ranking), and the past decade (2015 to 2025). All data are specific to county property taxes and exclude taxes levied by school districts and municipalities within the county. For CY 2025, the IFO projects that counties will collect \$4.2 billion in property taxes, roughly 15% of statewide property taxes paid.² Notable county trends include:

- From 2015 to 2024, 9 counties performed a reassessment, which increased assessed values and reduced millage rates. Those counties are shown separately, as millage rate changes in the prior decade are not comparable to other counties. (See bottom of table.)
- From 2015 to 2025, county property taxes increased from \$3.0 billion to \$4.2 billion (projected), an increase of 40.0%. For counties that did not reassess, the increase was 41.2%. For those that did, it was 29.1%. (Revenue data not shown in table.)
- For counties that did not reassess, the 41.2% revenue growth rate can be decomposed into two components: tax base growth (i.e., new construction, 10.0%) and millage rates (34.8%).³
- For CY 2025, 30 counties did not increase millage rates, but most had enacted material rate increases at some point during the past decade.
- For CY 2025, 35 counties increased millage rates, and one-half (17) increased rates by more than 10%.
- Although all counties are shown, county-level comparisons are difficult because the tax base in some counties (e.g., suburban) grew much faster than other counties (e.g., rural). That outcome also implies greater demand for services in counties with strong growth.

Similar to private firms, all levels of government have faced significant cost pressures due to inflation. Through December 2024, the Philadelphia Consumer Price Index (CPI-U) increased by 30.3% from December 2014 and 21.8% from December 2020. The inflation surge occurred recently, but was masked by large, temporary infusions of federal funds. The depletion of those funds has created shortfalls for many counties, as spending levels remain elevated.

1 This amount includes funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020 and the American Rescue Plan (ARP) Act of 2021.

2 Property taxes collected by the City of Philadelphia are excluded. Although the city is the same entity as the county, those collections are reported as municipal revenues.

3 Assessment values (tax base) through CY 2023 based on data from the State Tax Equalization Board (STEB), projected by the IFO thereafter.

County Millage Rate Changes

County	Rate Change		County	Rate Change	
	2024-25	2015-25		2024-25	2015-25
Allegheny	36%	36%	Westmoreland	0%	36%
Armstrong	33%	48%	Sullivan	0%	26%
Lackawanna	33%	57%	Clinton	0%	24%
Fayette	25%	87%	Lawrence	0%	24%
Carbon	25%	48%	Wyoming	0%	24%
Dauphin	22%	22%	Greene	0%	19%
Schuylkill	22%	38%	Bucks	0%	18%
Juniata	20%	32%	Crawford	0%	16%
Northumberland	20%	21%	Somerset	0%	13%
Bedford	17%	58%	Lycoming	0%	13%
Potter	17%	50%	Butler	0%	12%
Adams	16%	31%	Mifflin	0%	11%
Susquehanna	16%	37%	Luzerne	0%	11%
Mercer	15%	21%	Elk	0%	10%
Chester	13%	24%	Franklin	0%	9%
Pike	12%	51%	Cambria	0%	3%
McKean	10%	46%	Cameron	0%	2%
Snyder	9%	20%	Lehigh	0%	1%
Montgomery	9%	109%	Bradford	0%	0%
Venango	8%	8%	Fulton	0%	0%
Berks	8%	22%	Centre	0%	-5%
Erie	8%	44%	Northampton	0%	-8%
Clearfield	8%	-27%	Union	0%	-11%
Clarion	7%	5%			
Montour	6%	27%	<u>Reassessed</u>		
Warren	5%	28%	Monroe	38%	-75%
Huntingdon	5%	48%	Delaware	23%	-31%
Forest	5%	-17%	Tioga	23%	-40%
Cumberland	4%	12%	Blair	8%	-85%
Jefferson	0%	122%	Wayne	8%	-6%
Lebanon	0%	76%	Indiana	7%	-84%
York	0%	53%	Lancaster	0%	-22%
Columbia	0%	39%	Beaver	0%	-83%
Perry	0%	38%	Washington	0%	-90%

Sources: Millage rates for 2015 are from the Department of Community and Economic Development. Rates for 2024 and 2025 were compiled by the IFO from county websites and news articles.

Staff Contact

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