



**REALTY TRANSFER TAX
2023 COMMON LEVEL RATIO
REAL ESTATE VALUATION FACTORS**

January 2025

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board in 2023. These factors are the mathematical reciprocals of the actual common level ratio (CLR). For Pennsylvania Realty Transfer Tax purposes, these factors are applicable for documents accepted from **July 1, 2024 to June 30, 2025**. The date of acceptance of a document is rebuttably presumed to be its date of execution, that is, the date specified in the body of the document as the date of the instrument (61 Pa. Code § 91.102).

| <u>COUNTY</u> | <u>CLR FACTOR</u> | <u>COUNTY</u> | <u>CLR FACTOR</u> | <u>COUNTY</u> | <u>CLR FACTOR</u> |
|-------------------------|-----------------------|---------------|-----------------------|---------------------------|-----------------------|
| Adams | 1.29 | Delaware | 1.63 | Montgomery | 3.04 |
| Allegheny | 1.90 | Elk | 4.63 | Montour | 2.13 |
| Armstrong | 2.67 | Erie | 1.72 | Northampton | 5.49 |
| Beaver | 1.00 | Fayette | 2.14 | Northumberland | 9.09 |
| Bedford | 1.69 | Forest | 7.58 | Perry | 1.63 |
| Berks | 2.75 | Franklin | 12.20 | Philadelphia ² | 1.07 ^a |
| Blair | 1.18 | Fulton | 4.37 | Philadelphia ² | 1.00 ^b |
| Bradford | 5.00 | Greene | 2.39 | Pike | 9.80 |
| Bucks | 15.87 | Huntingdon | 7.35 | Potter | 5.71 |
| Butler | 15.63 | Indiana | 1.10 | Schuylkill | 4.88 |
| Cambria | 7.75 | Jefferson | 4.27 | Snyder | 9.52 |
| Cameron | 4.93 | Juniata | 10.87 | Somerset | 4.88 |
| Carbon | 5.03 | Lackawanna | 16.13 | Sullivan | 2.21 |
| Centre | 5.65 | Lancaster | 1.77 | Susquehanna | 4.61 |
| Chester | 2.95 | Lawrence | 1.97 | Tioga | 1.00 |
| Clarion | 7.69 | Lebanon | 1.70 | Union | 2.01 |
| Clearfield ¹ | 11.49 ^a | Lehigh | 1.88 | Venango | 1.79 |
| Clearfield ¹ | 5.75 ^b | Luzerne | 1.15 | Warren | 6.45 |
| Clinton | 1.82 | Lycoming | 2.04 | Washington | 1.39 |
| Columbia | 6.67 | McKean | 1.81 | Wayne | 1.33 |
| Crawford | 5.56 | Mercer | 8.20 | Westmoreland | 10.75 |
| Cumberland | 1.36 | Mifflin | 4.31 | Wyoming | 8.47 |
| Dauphin | 2.31 | Monroe | 2.00 | York | 1.87 |

(1) Adjusted by the Department of Revenue to reflect an assessment ratio change effective January 1, 2025.

(a) The previous assessed value and CLRF of 11.49 applies to documents accepted from July 1, 2024 to December 31, 2024.

(b) The new assessed value and CLRF of 5.75 applies to documents accepted from January 1, 2025 to June 30, 2025.

(2) Adjusted by the Department of Revenue to reflect an assessment base change effective January 1, 2025.

(a) The previous assessed value and CLRF of 1.07 applies to documents accepted from July 1, 2024 to December 31, 2024.

(b) The new assessed value and CLRF of 1.00 applies to documents accepted from January 1, 2025 to June 30, 2025.