

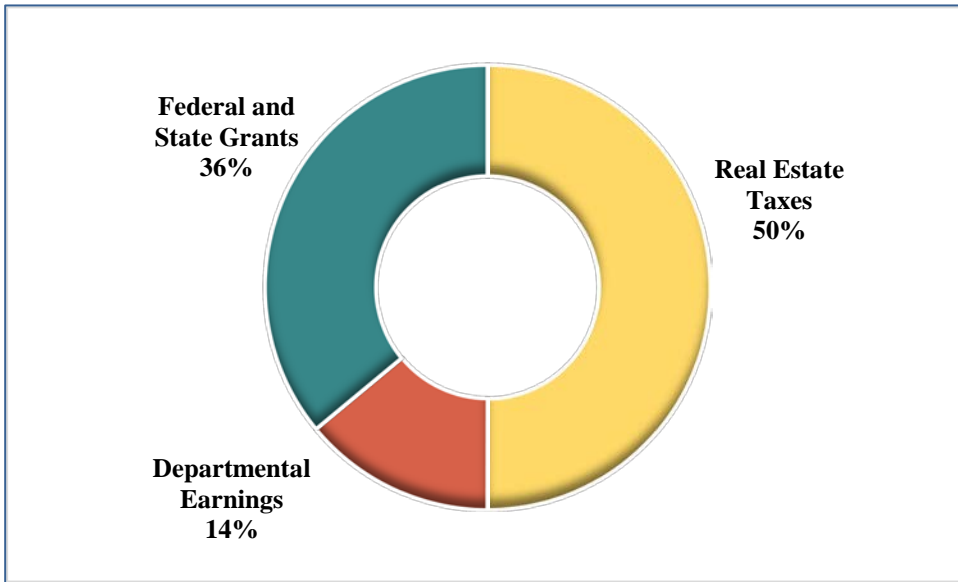
Montgomery County
Pennsylvania
Proposed 2020 Budget

November 21, 2019

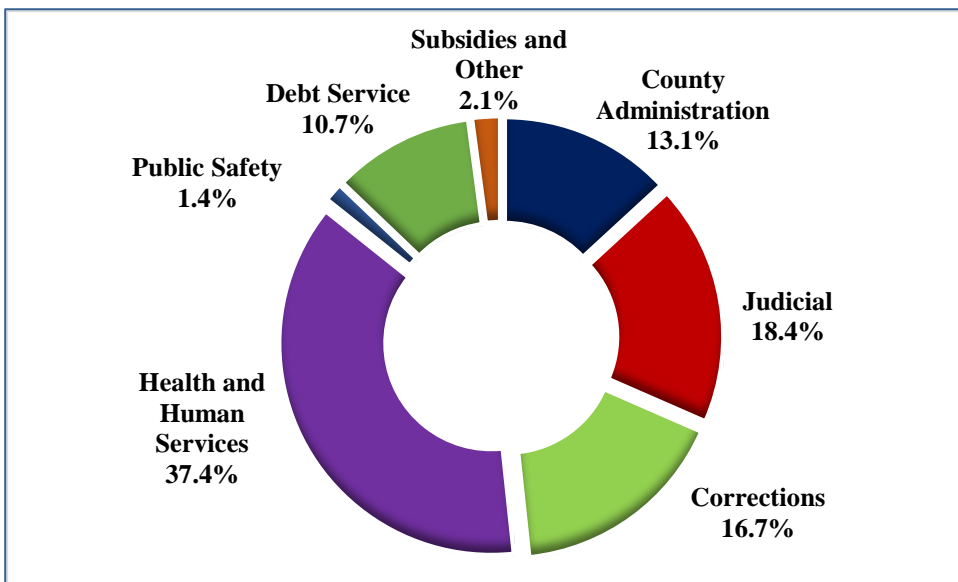
PROPOSED 2020 BUDGET

GENERAL FUND

Operating Revenues By Major Category



Operating Expenditures By Function



General Fund Highlights

Revenues
\$419,525,329

Expenditures
\$428,458,786

Ending Unassigned Fund Balance
\$79,800,082
(19% of General Fund Revenue)

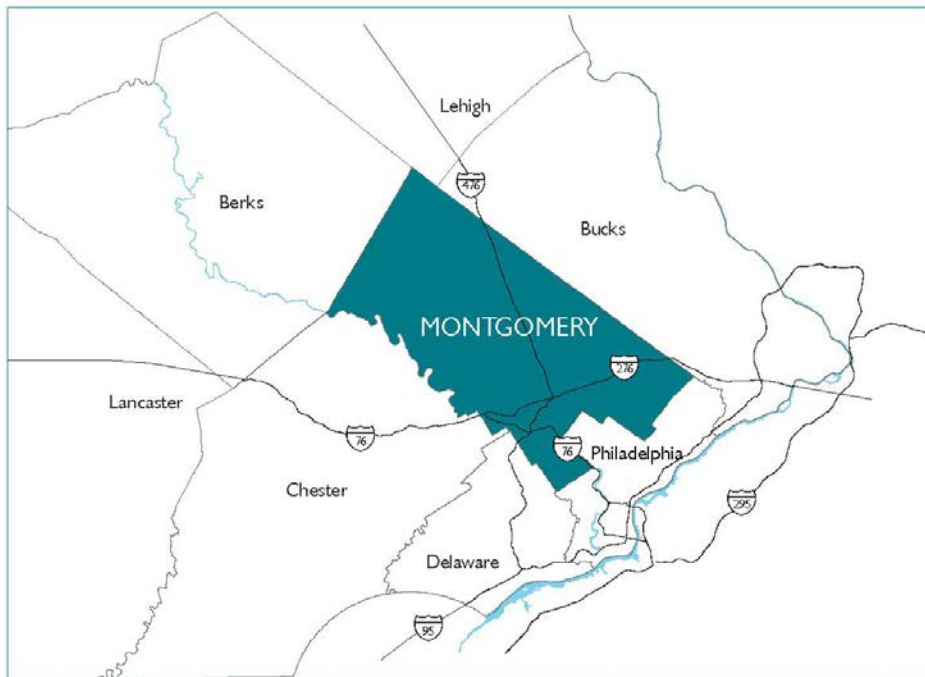
2020 Real Estate Tax (RET) Millage Rate Unchanged from 2019

County: 3.459
MCCC: 0.390

Average Single Family Home with \$344,600 market value pays \$588 of County RET in 2020

PROPOSED 2020 BUDGET

SUPPLEMENTAL INFORMATION



Montgomery County Statistics

Population

828,604

(U.S. Census
Estimate July 2018)

Area

487 Square
Miles

**Total Market
Valuation of
Real Estate**
\$119.8 Billion

County Bridges
133

County Roads
75 miles

**Unemployment
Rate**

(as of Sept 2019)

County
3.4%

Pennsylvania
4.3%

GENERAL FUND BUDGET SUMMARY

BUDGET SUMMARY	2019 Budget	2019 Projected	Proposed 2020 Budget
Real Estate Valuation (Billions)	\$ 60.490	\$ 60.700	\$ 61.004
Montgomery County Community College Tax Rate (Mills)	0.39	0.39	0.39
General Fund Operating Tax Rate (Mills)	3.459	3.459	3.459
Net Current Taxes	206,301,125	205,258,000	206,088,000
Prior Year Taxes	<u>3,450,000</u>	<u>3,940,000</u>	<u>3,800,000</u>
Total Real Estate Taxes	\$ 209,751,125	\$ 209,198,000	\$ 209,888,000
Departmental and Other Revenue	58,307,938	58,323,108	58,549,040
Grant Revenue	<u>152,103,784</u>	<u>152,170,639</u>	<u>151,088,289</u>
Total Revenues	\$ 420,162,847	\$ 419,691,747	\$ 419,525,329
Fund Balance January 1 (Unassigned)	<u>88,492,569</u>	<u>87,127,996</u>	<u>88,733,539</u>
Total Revenues and Beginning Fund Balance	508,655,416	506,819,743	508,258,868
Total Expenditures	\$ 420,088,398	\$ 418,086,204	\$ 428,458,786
Revenues in Excess of Expenditures	74,449	1,605,543	(8,933,457)
Fund Balance December 31 (Unassigned)	<u>\$ 88,567,018</u>	<u>\$ 88,733,539</u>	<u>\$ 79,800,082</u>
Ending Fund Balance as a Percentage of Revenues	21.1%	21.1%	19.0%

GENERAL FUND DEPARTMENTAL REVENUES

DEPARTMENT	2019 Budget	2019 Projected	Proposed 2020 Budget
Adult Probation	\$ 2,325,801	\$ 2,325,801	\$ 2,176,987
Aging and Adult Services	471,000	1,692,911	1,679,000
Assets and Infrastructure	2,449,058	1,505,081	2,488,923
Board of Assessment	150,000	150,000	150,000
Children and Youth	475,000	482,000	480,000
Clerk of Courts	4,348,063	4,322,500	4,265,200
Conservation District	821,133	821,133	859,950
Coroner	458,400	443,000	450,000
Correction Facility	2,668,965	1,796,197	1,542,866
Courts Administration	548,654	544,290	554,682
District Attorney	137,000	149,000	137,000
District Justices	2,550,000	2,600,000	2,650,000
Domestic Relations	6,241,533	6,188,840	6,162,543
Drug And Alcohol Programs	205,000	205,000	205,000
Health Department	1,698,167	1,697,601	1,742,119
Information Technology Solutions	80,000	50,000	50,000
Juvenile Probation	365,814	365,814	343,814
Law Library	23,000	23,000	23,000
Mental Health Programs	866,000	904,621	836,000
Planning Commission	1,318,251	1,494,072	1,517,281
Prothonotary	4,183,707	4,196,850	4,009,917
Public Defender	42,000	42,000	42,000
Public Safety	1,991,039	2,103,175	2,081,740
Purchasing	500	500	500
Recorder of Deeds	6,080,000	5,970,000	6,130,000
Register of Wills	2,925,000	3,125,000	3,025,000
Sheriff	3,394,530	3,199,130	3,398,030
Tax Claim Bureau	3,246,500	3,337,550	3,120,000
Treasurer	478,000	473,000	483,000
Youth Centers	100	500	100
Other Department Revenue	3,104,023	3,963,246	3,713,810
Total Departmental Revenue	\$ 53,646,238	\$ 54,171,812	\$ 54,318,462
 <u>OTHER REVENUE</u>			
Interest	1,600,000	1,950,000	1,950,000
Recoverable Expenditures	2,506,000	1,645,596	1,724,878
Receipts in Lieu of Taxes	530,700	530,700	530,700
Bail Recovery	25,000	25,000	25,000
	\$ 4,661,700	\$ 4,151,296	\$ 4,230,578
Total Departmental and Other Revenue	\$ 58,307,938	\$ 58,323,108	\$ 58,549,040

GENERAL FUND DEPARTMENTAL GRANT REVENUES

DEPARTMENT	2019 Budget	2019 Projected	Proposed 2020 Budget
Aging and Adult Services	\$ 16,426,100	\$ 15,422,648	\$ 15,441,919
Assets and Infrastructure	600,000	600,000	600,000
Children and Youth	25,880,471	26,435,985	26,786,195
Community Connections	157,100	181,540	149,100
Courts Administration	1,203,157	1,306,491	1,263,183
Day Care	33,588,280	34,019,173	33,669,173
District Attorney	487,342	450,000	487,342
Drug and Alcohol	6,443,125	6,798,608	6,499,204
Drug Court	200,000	200,000	130,000
Health Department	5,163,361	5,274,432	4,443,197
Juvenile Probation	6,394,639	5,664,059	5,743,639
Behavioral Health	50,765,063	50,765,063	50,765,063
Planning	249,500	311,911	160,000
Public Safety	886,549	683,149	885,370
Register of Wills	80,000	108,697	108,000
Tax Collectors	210,000	211,274	210,000
Youth Centers	3,298,359	3,456,790	3,559,859
Other Grant Revenue	70,738	280,819	187,045
Total Grant Revenue	\$ 152,103,784	\$ 152,170,639	\$ 151,088,289

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2019 Adopted Budget	2019 Projected	Proposed 2020 Budget
<u>County Administration</u>			
Commissioners	\$ 3,380,267	\$ 3,134,676	\$ 3,371,256
Assets and Infrastructure	13,965,432	13,691,101	14,472,356
Board of Assessment Appeals	3,536,216	3,430,215	3,671,421
Controller	1,992,725	2,066,093	2,071,911
Security	1,382,159	1,329,858	1,764,352
Commerce	2,184,132	1,936,557	2,503,100
Human Resources	1,003,655	954,225	1,102,573
Information Technology Solutions	7,454,081	6,912,371	7,226,711
Planning Commission	4,467,221	4,636,010	4,923,260
Public Defender	5,734,679	5,729,033	5,816,907
Purchasing	821,270	884,079	850,060
Recorder of Deeds	1,591,359	1,558,560	1,596,296
Tax Collector's Fees	1,490,000	1,589,199	1,502,000
Tax Claim Bureau	1,087,926	1,022,290	1,055,436
Treasurer	729,628	694,112	756,806
Voter Services	2,404,402	2,490,680	3,594,069
<i>Total County Administration</i>	<u>53,225,152</u>	<u>52,059,059</u>	<u>56,278,514</u>
<u>Judicial</u>			
Clerk of Courts	2,565,426	2,346,833	2,576,320
Coroner	1,775,625	1,631,591	1,852,280
Courts and Drug Court	18,655,257	18,483,450	19,965,207
Court Appointed	1,196,000	1,430,000	1,655,000
District Attorney	17,491,290	17,090,369	17,756,942
District Justices	10,540,071	10,664,621	10,814,491
Domestic Relations	8,767,310	8,497,856	8,749,761
Jury Board	645,660	612,874	644,751
Law Library	812,907	775,901	787,063
Prothonotary	2,139,266	2,031,481	2,106,842
Register of Wills	1,226,302	1,201,240	1,259,020
Sheriff and Central Processing	10,723,329	9,756,305	10,818,407
<i>Total Judicial</i>	<u>76,538,443</u>	<u>74,522,521</u>	<u>78,986,084</u>
<u>Corrections</u>			
Adult Probation	10,373,578	10,209,546	10,641,187
Juvenile Probation	5,369,788	5,385,456	5,421,732
Child Care - Delinquent	9,889,500	9,942,530	8,921,030
Correction Facility	39,903,049	40,146,939	41,693,510
Youth Detention Center	4,945,632	4,748,432	5,078,715
<i>Total Corrections</i>	<u>70,481,547</u>	<u>70,432,903</u>	<u>71,756,174</u>

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2019 Adopted Budget	2019 Projected	Proposed 2020 Budget
<u>Human Services</u>			
Aging and Adult Services	19,029,689	18,474,308	19,177,312
Children and Youth Admin	14,716,399	13,496,204	14,375,479
Child Care-Dependent	18,361,815	18,327,963	19,353,950
Day Care	33,781,429	33,664,384	33,916,972
Drug and Alcohol Programs	6,765,448	6,809,997	6,867,830
Behavioral Health Programs	52,813,060	53,028,271	53,327,572
Health Department	10,372,533	9,419,606	10,782,637
Community Connections	207,223	200,812	184,785
Youth Shelter Center	1,573,842	1,433,496	1,595,499
Parkhouse and Assisted Living	284,000	299,530	169,000
Veterans Affairs	530,578	619,314	600,252
<i>Total Human Services</i>	<u>158,436,016</u>	<u>155,773,885</u>	<u>160,351,288</u>
<u>Public Safety</u>			
Public Safety	5,902,176	5,239,158	6,072,341
<i>Total Public Safety</i>	<u>5,902,176</u>	<u>5,239,158</u>	<u>6,072,341</u>
<u>Other</u>			
Insurance	2,000,000	2,500,000	2,000,000
Debt Service	46,882,437	46,343,610	46,000,380
Negative Appropriation	(1,582,000)	-	(1,200,000)
Tax Refunds And Appraisals	400,000	600,000	600,000
Legal and Professional Fees	250,000	250,000	250,000
Internal Rent	(7,723,278)	(7,723,278)	(7,928,856)
Miscellaneous	2,717,822	6,320,446	3,395,758
<i>Total Other</i>	<u>42,944,981</u>	<u>48,290,778</u>	<u>43,117,282</u>
<u>Transfers To Other Funds</u>			
Emergency Communications Fund	3,438,558	2,922,328	2,269,204
<i>Total Transfers</i>	<u>3,438,558</u>	<u>2,922,328</u>	<u>2,269,204</u>
<u>Funding to Outside Agencies</u>			
Subsidies	9,121,525	8,845,572	9,627,899
<i>Total Subsidies</i>	<u>9,121,525</u>	<u>8,845,572</u>	<u>9,627,899</u>
Total General Fund Expenditures	<u>\$ 420,088,398</u>	<u>\$ 418,086,204</u>	<u>\$ 428,458,786</u>

GENERAL FUND EXPENDITURES BY MAJOR CATEGORY

MAJOR EXPENDITURE CATEGORY	2019 Budget	Proposed 2020 Budget
Personnel Expense:		
Full-time Wages	\$ 131,595,095	\$ 137,019,866
Part-time Wages	4,323,389	4,372,830
Employee Benefits:		
Medical, Dental, and Long Term Disability	28,872,588	28,222,977
Social Security	9,648,332	9,696,714
Pension	8,450,173	12,574,040
Life Insurance, Unemployment, and Workers Compensation	1,211,675	1,202,899
Unused Leave Time	1,488,239	1,495,702
Tuition Reimbursement Program	163,959	164,781
Total Personnel Expenditures	<u>49,834,966</u>	<u>53,357,113</u>
Supplies/Maintenance/Training	10,962,625	11,350,652
Contracted Services	147,017,940	146,663,110
Equipment	1,501,439	1,280,295
Utilities	3,689,123	3,913,310
Debt Service	46,872,187	45,994,550
Subsidies/Earmarks	11,345,786	10,602,785
Other	12,945,848	13,904,275
Total Expenditures	<u>\$ 420,088,398</u>	<u>\$ 428,458,786</u>

HEALTH CHOICES FUND	2019 Budget	Proposed 2020 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania Grant	\$ 165,115,500	\$ 177,633,755
Total Revenues	\$ 165,115,500	\$ 177,633,755
Fund Balance January 1	-	-
Total Revenues and Beginning Fund Balance	\$ 165,115,500	\$ 177,633,755
<u>Expenditures</u>		
Salaries and Wages	\$ 1,067,331	\$ 1,018,805
Employee Benefits and Indirect Costs	301,555	280,585
Contracted Services	134,961,774	149,073,633
Operational Expenditures	26,457,264	27,260,732
Total Expenditures	\$ 161,419,038	\$ 176,334,365
Fund Balance December 31	3,696,462	1,299,390
Total Expenditures and Ending Fund Balance	\$ 165,115,500	\$ 177,633,755

EMERGENCY COMMUNICATIONS FUND	2019 Budget	Proposed 2020 Budget
<u>Revenues</u>		
Wireless and Land Line Fees	\$ 14,386,956	\$ 14,591,462
General Fund Subsidy	3,438,558	2,269,204
Grants		798,150
Other	139,206	136,521
Total Revenues	\$ 17,964,720	\$ 17,795,337
Cash Balance January 1	-	-
Total Revenues and Beginning Fund Balance	\$ 17,964,720	\$ 17,795,337
<u>Expenditures</u>		
Salaries and Wages	\$ 10,402,765	\$ 9,947,367
Employee Benefits	3,313,798	3,423,515
Contracted Services	2,444,523	2,532,035
Operational Expenses	1,803,634	1,892,420
Total Expenditures	\$ 17,964,720	\$ 17,795,337
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	\$ 17,964,720	\$ 17,795,337

LIQUID FUELS TAX FUND	2019 Budget	Proposed 2020 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania	\$ 1,870,475	\$ 1,975,000
Other	117,800	136,800
Total Revenues	<u>\$ 1,988,275</u>	<u>\$ 2,111,800</u>
Fund Balance January 1	-	750,000
Total Revenues and Beginning Fund Balance	<u><u>\$ 1,988,275</u></u>	<u><u>\$ 2,861,800</u></u>
<u>Expenditures</u>		
Salaries and Wages	\$ 649,108	\$ 728,294
Employee Benefits	282,269	318,948
Maintenance of Roads and Bridges	902,411	939,547
Total Expenditures	<u>\$ 1,833,788</u>	<u>\$ 1,986,789</u>
Fund Balance December 31	154,487	875,011
Total Expenditures and Ending Fund Balance	<u><u>\$ 1,988,275</u></u>	<u><u>\$ 2,861,800</u></u>

MOTOR VEHICLE REGISTRATION FUND	2019 Budget	Proposed 2020 Budget
<u>Revenues</u>		
County Motor Vehicle Registration Fee	\$ 2,800,000	\$ 3,400,000
Total Revenues	<u>\$ 2,800,000</u>	<u>\$ 3,400,000</u>
Fund Balance January 1	1,839,780	1,050,180
Total Revenues and Beginning Fund Balance	<u><u>\$ 4,639,780</u></u>	<u><u>\$ 4,450,180</u></u>
<u>Expenditures</u>		
County Transportation Improvement Program	\$ 1,000,000	\$ 1,000,000
Maintenance of Roads and Bridges	2,000,000	-
Debt Service	611,655	1,617,640
Total Expenditures	<u>\$ 3,611,655</u>	<u>\$ 2,617,640</u>
Fund Balance December 31	1,028,125	1,832,540
Total Expenditures and Ending Fund Balance	<u><u>\$ 4,639,780</u></u>	<u><u>\$ 4,450,180</u></u>

SELF INSURANCE FUND		2019 Budget	Proposed 2020 Budget
<u>Revenues</u>			
General Fund Appropriation		\$ 500,000	\$ 500,000
Settlements and Premium Adjustments		50,000	50,000
Interest		2,000	3,000
	Total Revenues	\$ 552,000	\$ 553,000
Fund Balance January 1		300,000	377,000
	Total Revenues and Beginning Fund Balance	\$ 852,000	\$ 930,000
<u>Expenditures</u>			
Claims		\$ 800,000	\$ 850,000
Trustee and Legal Fees		20,000	20,000
General Administration		30,000	30,000
	Total Expenditures	\$ 850,000	\$ 900,000
Fund Balance December 31		2,000	30,000
	Total Expenditures and Ending Fund Balance	\$ 852,000	\$ 930,000

MONTGOMERY COUNTY COMMUNITY COLLEGE FUND		2019 Budget	Proposed 2020 Budget
<u>Revenues</u>			
Real Estate Taxes		\$ 22,928,000	\$ 23,162,000
	Total Revenues	\$ 22,928,000	\$ 23,162,000
Fund Balance January 1		-	-
	Total Revenues and Beginning Fund Balance	\$ 22,928,000	\$ 23,162,000
<u>Expenditures</u>			
Transfer to Montgomery County Community College		\$ 22,928,000	\$ 23,162,000
	Total Expenditures	\$ 22,928,000	\$ 23,162,000
Fund Balance December 31		-	-
	Total Expenditures and Ending Fund Balance	\$ 22,928,000	\$ 23,162,000

CAPITAL PROJECTS FUND	2019 Budget	Proposed 2020 Budget
<u>Revenues</u>		
Capital Fund Bond Proceeds	\$ 57,740,644	\$ 69,711,843
Motor Vehicle Registration Bond Proceeds	14,618,000	11,517,500
Federal Grants	17,440,000	12,877,180
State Grants	9,070,000	11,735,834
Other	1,915,000	250,000
Total Revenues	<u>\$ 100,783,644</u>	<u>\$ 106,092,357</u>
Fund Balance January 1	-	15,000,000
Total Revenues and Beginning Fund Balance	<u><u>\$ 100,783,644</u></u>	<u><u>\$ 121,092,357</u></u>
<u>Expenditures</u>		
County Campus Plan	\$ 23,390,000	\$ 32,060,000
Assets and Infrastructure	21,727,720	38,387,250
Planning Commission	31,818,000	30,522,708
Information and Technology Solutions	7,826,924	11,102,390
Public Safety	4,653,000	5,226,000
Economic Development	2,000,000	2,000,000
Voter Services	8,122,000	367,850
Rolling Stock	1,025,000	1,059,759
Other	221,000	366,400
Total Expenditures	<u>\$ 100,783,644</u>	<u>\$ 121,092,357</u>
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	<u><u>\$ 100,783,644</u></u>	<u><u>\$ 121,092,357</u></u>

COUNTY OF MONTGOMERY, PENNSYLVANIA
MISCELLANEOUS STATISTICS
Proposed 2020 Budget
Information as of December 31, 2018

Date founded:	1784		
Form of government:	County		
Area:	487 square miles		
Number of Municipalities:	38 Townships 24 Boroughs		
Miles County of roads:	75		
County bridges:	133		
Airports:	6		
Passenger Rail Stations:	41		
Fire / ambulance protection:	97 Fire Stations 76 Ambulance and EMS Stations		
Police protection:	50 Municipal Police Departments 2 State Police Barracks 1 County Detective		
Hospitals and medical centers:	18		
Number of school districts:	23		
Number of colleges:	20		
Major county parks:	Park	Acres	Trail Miles
	Central Perkiomen Valley Park	800	19
	Green Lane Park	3,400	25
	Lock 60 at the Schuylkill Canal Park	-	5
	Lorimer Park	230	5.4
	Lower Perkiomen Valley Park	107	-
	Norristown Farm Park	690	8
	Upper Schuylkill Valley Park	15	-
County employees:	2,481 - Full-time 345 - Part-time		
Public libraries:	36		
Registered voters:	569,672		

**COUNTY OF MONTGOMERY, PENNSYLVANIA
PROPERTY TAX LEVIES AND COLLECTIONS**

Proposed 2020 Budget

Information as of December 31, 2018

Year	Total Tax Levy	Current tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax Collections to Tax Levy	Outstanding Delinquent Taxes	Percent of Delinquent Taxes to Tax Levy
2009	157,735,700	150,947,149	95.7	6,586,924	157,534,073	99.9	4,088,118	2.6
2010	157,900,437	151,350,986	95.9	5,469,865	156,820,851	99.3	3,841,077	2.4
2011	157,777,524	151,217,715	95.8	3,705,304	154,923,019	98.2	3,974,063	2.5
2012	184,413,355	176,866,078	95.9	4,159,978	181,026,056	98.2	4,755,359	2.6
2013	185,209,756	178,078,258	96.1	5,488,435	183,566,693	99.1	4,707,378	2.5
2014	186,493,180	179,228,161	96.1	4,776,004	184,004,165	98.7	4,644,677	2.5
2015	187,658,793	179,087,092	95.4	6,307,315	185,394,407	98.8	4,323,762	2.3
2016	207,211,277	200,144,742	96.6	2,462,838	202,607,580	97.8	4,442,122	2.1
2017	208,926,445	203,086,678	97.2	4,800,233	207,886,911	99.5	1,617,865	0.8
2018	209,872,929	202,225,103	96.4	5,438,343	207,663,446	98.9	3,857,057	1.8

COUNTY OF MONTGOMERY, PENNSYLVANIA
PRINCIPAL TAXPAYERS
Proposed 2020 Budget
Information as of December 31, 2018

Business	Type of Business	2018 Assessment			2009 Assessment		
		Assessed Valuation	Rank	% of Total Assessed Valuation	Assessed Valuation	Rank	% of Total Assessed Valuation
Simons Properties	Commercial Real Estate	\$ 554,228,920	1	0.92%			
Merck & Co., Inc.	Pharmaceuticals	512,242,260	2	0.85%	\$ 564,672,640	1	0.97%
Neilson-Sunderland Partnership	Real Estate Investment	261,070,713	3	0.43%	163,695,850	7	0.28%
Brandywine Operating Partnership	Real Estate and Investment Services	189,892,130	4	0.31%	290,022,930	4	0.50%
Wyeth / Pfizer	Pharmaceuticals	185,832,820	5	0.31%	185,804,190	6	0.32%
The Westover Companies	Property Management	155,921,520	6	0.26%	116,611,340	9	0.20%
RV of 1 LP	Real Estate Investment	153,949,840	7	0.25%			
Tower Bridge Associates	Financial Advisors	138,441,900	8	0.23%			
Johnson and Johnson	Pharmaceuticals and Medical Devices	126,750,130	9	0.21%			
A.C.T.S., Inc.	Retirement Communities	110,674,910	10	0.18%	110,222,360	10	0.19%
Total Principal Taxpayers 2018		<u>\$ 2,389,005,143</u>		<u>3.95%</u>			
King of Prussia Associates	Commercial Real Estate				389,300,300	2	0.67%
Liberty Properties	Real Estate Investment				366,457,180	3	0.63%
Glaxo - Smith Kline	Pharmaceuticals				251,349,500	5	0.43%
Pulver - Tower Bridge Associates	Real Estate Developer				119,174,020	8	0.20%
Total Principal Taxpayers 2009					<u>\$ 2,557,310,310</u>		<u>4.39%</u>

COUNTY OF MONTGOMERY, PENNSYLVANIA
ASSESSED VALUE AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY
Proposed 2020 Budget
Information as of December 31, 2018

Year	Residential	Commercial	Farm	Industrial	Total Taxable Assessed Value	Exempt	Total Direct Tax Rate	Estimated Actual Market Value	Assessed Value as a Percent
2009	\$ 42,959,085,243	\$ 13,062,499,721	\$ 269,507,925	\$ 2,070,425,829	\$ 58,361,518,718	\$ 6,543,143,805	2.695	\$ 107,877,114,081	54.1
2010	43,028,101,650	13,059,462,086	274,369,045	2,061,968,804	58,423,901,585	6,603,652,996	2.695	103,957,120,258	56.2
2011	43,088,082,252	12,891,230,293	277,940,595	2,035,650,713	58,292,903,853	6,734,524,456	3.152	100,332,020,401	58.1
2012	43,232,428,013	13,003,918,743	309,645,365	1,992,772,589	58,538,764,710	6,871,867,986	3.152	94,265,321,594	62.1
2013	43,447,113,902	13,187,912,715	312,411,055	1,990,183,258	58,937,620,930	6,901,141,321	3.152	93,108,405,893	63.3
2014	43,624,943,735	13,413,497,080	313,196,595	1,989,969,213	59,341,606,623	6,838,349,055	3.152	103,202,794,127	57.5
2015	43,817,422,923	13,531,318,200	318,473,955	1,978,935,448	59,646,150,526	6,940,283,775	3.459	106,131,940,438	56.2
2016	44,025,102,509	13,727,566,541	317,867,335	1,950,615,369	60,021,151,754	6,984,007,188	3.849	106,799,202,409	56.2
2017	44,230,342,985	13,948,819,906	318,456,215	1,921,476,269	60,419,095,375	7,065,694,780	3.849	111,680,398,105	54.1
2018	44,401,318,304	14,089,890,968	318,701,485	1,891,060,325	60,700,971,082	7,274,819,310	3.849	119,021,511,925	51.0

**COUNTY OF MONTGOMERY, PENNSYLVANIA
REAL ESTATE ASSESSMENT SUMMARY
Proposed 2020 Budget
Information as of November 15, 2019**

Montgomery County Land Use	Total Parcels	Net Assessed Value	Average Assessed Value	Median Assessed Value	Average Estimated Market Value	Median Estimated Market Value	County Real Estate Tax	Percent of Real Estate Tax
Taxable Properties								
Apartments ¹	682	\$ 2,397,004,896	\$ 3,514,670	\$ 653,415	\$ 7,129,148	\$ 1,325,385	\$ 8,291,240	3.92%
Commercial/Industrial	12,721	12,456,664,139	979,221	234,780	1,986,249	476,227	43,087,601	20.39%
Hospital & Medical Taxable	19	69,806,875	3,674,046	1,597,620	7,452,426	3,240,609	241,462	0.11%
Institutional Taxable	285	790,598,954	2,774,031	369,480	5,626,839	749,452	2,734,682	1.29%
Land Commercial/Industrial	1,605	192,155,536	119,723	30,320	242,846	61,501	664,666	0.31%
Land Residential	10,990	254,791,438	23,184	4,760	47,026	9,655	881,324	0.42%
Multiple Family Residential	7,559	1,218,373,756	161,182	125,970	326,941	255,517	4,214,355	1.99%
Other	5,998	599,377,366	99,930	7,460	202,697	15,132	2,073,246	0.98%
Public Utilities Taxable	126	52,005,370	412,741	28,240	837,203	57,282	179,887	0.09%
Single Family Dwelling	253,561	43,073,047,810	169,873	143,130	344,569	290,325	148,989,672	70.49%
Total	293,546	\$ 61,103,826,140	\$ 208,142	\$ 140,000	\$ 422,195	\$ 283,976	\$ 211,358,135	100.00%
Tax Exempt Properties								
Government and Public Utilities	884	\$ 197,986,530	\$ 223,967	\$ 47,645	\$ 454,293	\$ 96,643	0	0%
Hospital and Medical	98	704,521,040	7,188,990	399,735	14,582,130	810,822	0	0%
Institutional	2,493	4,356,175,107	1,747,363	245,600	3,544,346	498,174	0	0%
Other	5,773	2,001,663,583	346,728	49,660	703,303	100,730	0	0%
Total	9,248	\$ 7,260,346,260	\$ 785,072	\$ 79,305	\$ 1,592,438	\$ 160,862	0	0%

1. Total number of apartment units is 43,613.

Source: Montgomery County Board of Assessment

Single Family Residential Housing Summary

Property Market Value	Total Parcels	Percent of Total Single Family Parcels	Average Assessed Value	Average Estimated Market Value	Average County Real Estate Tax*	Average MCCC Real Estate Tax*
Over \$828,000	8,044	3.17%	\$ 617,777	\$ 1,253,098	\$ 2,137	\$ 241
\$414,000 - \$828,000	49,080	19.36%	269,575	546,804	932	105
Under \$414,000	196,437	77.47%	126,620	256,836	438	49
Total	253,561	100.00%	\$ 169,873	\$ 344,569	\$ 588	\$ 66

*Montgomery County General Fund Real Estate Tax at 3.459 mills and Montgomery County Community College (MCCC) at 0.39 mills