

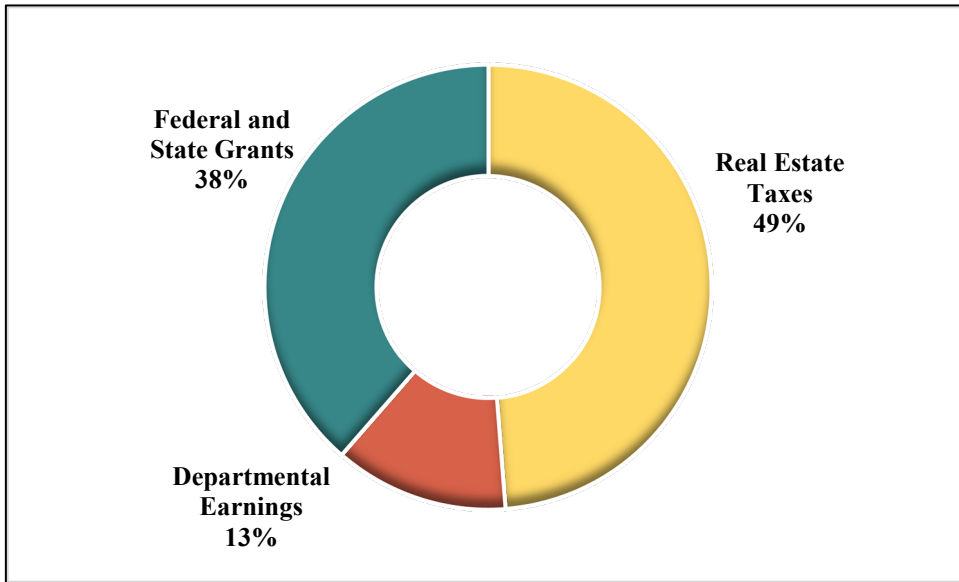
Montgomery County  
Pennsylvania  
Proposed 2021 Budget

November 19, 2020

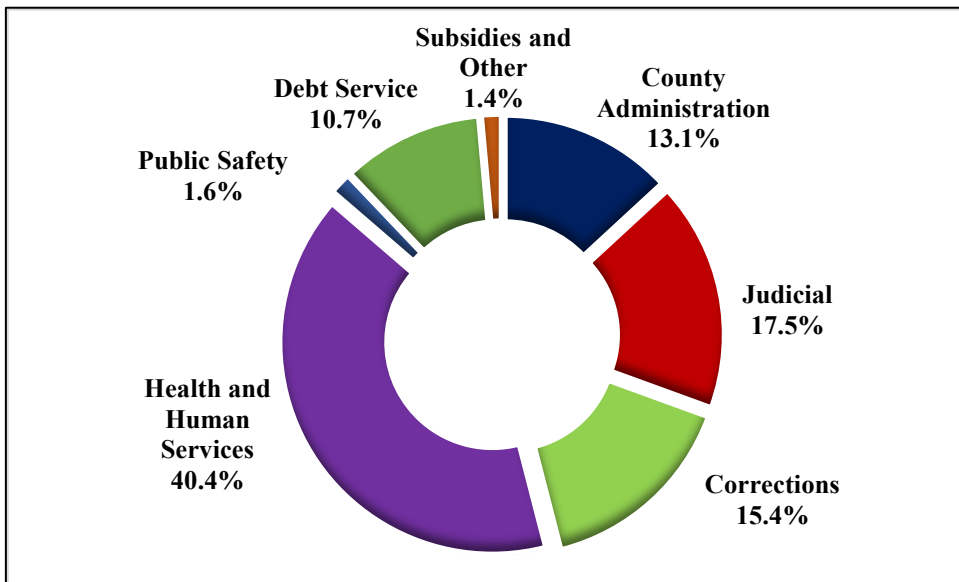
# PROPOSED 2021 BUDGET

## GENERAL FUND

### Operating Revenues By Major Category



### Operating Expenditures By Function



### General Fund Highlights

#### Revenues

\$454,944,883

#### Expenditures

\$461,635,125

#### Ending Unassigned Fund Balance

\$88,855,135

(19.6% of General Fund Revenue)

#### 2021 Real Estate Tax (RET) Millage Rate Unchanged from 2019

County: 3.632

MCCC: 0.390

Average Single Family Home with \$362,000 market value pays \$617 of County RET in 2021 (\$29 Higher than 2020)

## GENERAL FUND BUDGET SUMMARY

BUDGET SUMMARY	2020 Budget	2020 Projected	Proposed 2021 Budget
Real Estate Valuation (Billions)	\$ 61.004	\$ 61.546	\$ 61.546
Montgomery County Community College Tax Rate (Mills)	0.39	0.39	0.39
General Fund Operating Tax Rate (Mills)	3.459	3.459	3.632
Net Current Taxes	204,488,000	204,662,900	216,625,775
Prior Year Taxes	<u>5,400,000</u>	<u>5,197,100</u>	<u>5,202,300</u>
Total Real Estate Taxes	\$ 209,888,000	\$ 209,860,000	\$ 221,828,075
Departmental and Other Revenue	58,549,040	73,200,811	57,461,321
Grant Revenue	<u>151,088,289</u>	<u>160,039,893</u>	<u>175,655,487</u>
<b>Total Revenues</b>	<b>\$ 419,525,329</b>	<b>\$ 443,100,704</b>	<b>\$ 454,944,883</b>
Fund Balance January 1 (Unassigned)	<u>88,733,539</u>	<u>92,360,050</u>	<u>95,545,377</u>
Total Revenues and Beginning Fund Balance	508,258,868	535,460,754	550,490,260
<b>Total Expenditures</b>	<b><u>\$ 428,458,786</u></b>	<b><u>\$ 425,415,377</u></b>	<b><u>\$ 461,635,125</u></b>
Revenues in Excess of Expenditures	(8,933,457)	17,685,327	(6,690,242)
Assignment of Fund Balance for Future Pension and Debt Service Expenditures	-	(14,500,000)	-
<b>Fund Balance December 31 (Unassigned)</b>	<b><u><u>\$ 79,800,082</u></u></b>	<b><u><u>\$ 95,545,377</u></u></b>	<b><u><u>\$ 88,855,135</u></u></b>
<b>Ending Fund Balance as a Percentage of Revenues</b>	<b>19.02%</b>	<b>21.56%</b>	<b>19.53%</b>

**GENERAL FUND DEPARTMENTAL REVENUES**

<b>DEPARTMENT</b>	<b>2020 Budget</b>	<b>2020 Projected</b>	<b>Proposed 2021 Budget</b>
Adult Probation	\$ 2,176,987	\$ 1,639,451	\$ 2,176,987
Assets and Infrastructure	2,488,923	2,617,828	2,506,107
Board of Assessment	150,000	150,000	150,000
Children and Youth	480,000	385,500	490,000
Clerk of Courts	4,265,200	3,003,797	3,403,000
Commerce	1,450,000	1,513,136	1,504,358
Conservation District	859,950	859,950	917,844
Coroner	450,000	430,000	475,000
Correctional Facility	1,542,866	985,698	1,478,323
Courts and Drug Court	554,682	256,280	407,569
Developmental Disabilities	-	-	6,000
District Attorney	137,000	126,000	139,000
Domestic Relations	6,162,543	5,879,326	5,600,075
Drug and Alcohol Programs	205,000	146,066	380,000
Early Intervention	6,000	446	-
Health Department	1,742,119	1,671,667	4,236,050
Housing	1,366,352	1,168,096	1,366,352
Information Technology Solutions	50,000	50,000	52,500
Juvenile Probation	343,814	193,814	143,814
Law Library	23,000	12,000	10,000
Magisterial District Court	2,650,000	1,650,000	2,400,000
Mental Health	830,000	380,266	830,000
Other	4,558,000	26,708,000	3,208,000
Parkhouse and Assisted Living	39,336	25,000	14,208
Planning Commission	1,517,281	1,466,906	1,562,132
Prothonotary	4,009,917	2,698,133	3,527,132
Public Defender	42,000	42,000	42,000
Public Safety	2,081,740	1,983,999	2,074,840
Purchasing	500	250	500
Recorder of Deeds	6,130,000	7,425,540	6,200,000
Register of Wills	3,025,000	2,722,500	3,025,000
Senior Services	1,679,000	1,576,350	1,676,500
Sheriff	3,398,030	1,607,237	3,552,030
Tax Claim Bureau	3,120,000	2,996,000	2,995,200
Tax Collectors	530,700	500,700	500,700
Treasurer	483,000	322,800	410,000
Youth Centers	100	6,075	100
<b>Total Departmental Revenue</b>	<b>\$ 58,549,040</b>	<b>\$ 73,200,811</b>	<b>\$ 57,461,321</b>

**GENERAL FUND DEPARTMENTAL GRANT REVENUES**

<b>DEPARTMENT</b>	<b>2020 Budget</b>	<b>2020 Projected</b>	<b>Proposed 2021 Budget</b>
Assets and Infrastructure	\$ 600,000	\$ 600,000	\$ 600,000
Children and Youth	26,786,195	25,051,177	27,565,136
Commerce	53,862	387,048	65,800
Community Connections	149,100	150,989	155,050
Courts and Drug Court	1,393,183	1,367,362	1,264,876
Day Care	33,669,173	37,053,079	33,686,128
Developmental Disabilities	-	-	9,959,310
District Attorney	487,342	487,342	375,000
Drug and Alcohol Programs	6,499,204	6,855,038	6,696,296
Early Intervention	17,797,812	17,797,812	6,973,645
Health Department	4,443,197	6,295,754	26,045,091
Housing	125,183	2,931,809	725,183
Juvenile Probation	5,743,639	5,743,639	5,745,789
Magisterial District Court	-	72,000	-
Mental Health	32,967,251	32,967,251	33,571,548
Planning Commission	160,000	292,906	267,780
Public Safety	885,370	885,370	849,709
Register of Wills	108,000	91,000	58,000
Senior Services	15,441,919	16,091,429	17,285,372
Tax Collectors	210,000	211,274	211,274
Veterans Affairs	8,000	8,000	-
Voter Services	-	1,167,000	-
Youth Detention Center	3,559,859	3,532,614	3,554,500
<b>Total Grant Revenue</b>	<b>\$ 151,088,289</b>	<b>\$ 160,039,893</b>	<b>\$ 175,655,487</b>

**GENERAL FUND DEPARTMENTAL EXPENDITURES**

<b>DEPARTMENT</b>	<b>2020 Adopted Budget</b>	<b>2020 Projected</b>	<b>Proposed 2021 Budget</b>
<b><u>County Administration</u></b>			
Assets and Infrastructure	\$ 14,472,357	\$ 14,182,066	\$ 14,619,542
Board of Assessment	3,671,421	3,568,423	3,808,762
Commerce	2,503,100	2,306,060	2,677,430
Commissioners	3,371,255	3,345,782	4,264,226
Controller	2,071,911	1,965,065	2,174,887
Human Resources	1,102,573	1,074,976	1,170,306
Information Technology Solutions	7,171,363	7,316,849	7,520,404
Planning Commission	4,923,260	4,661,098	5,053,374
Public Defender	5,816,907	5,582,875	6,527,981
Purchasing	850,060	907,497	906,809
Recorder of Deeds	1,596,295	1,575,284	1,575,858
Security	1,764,352	1,343,693	1,821,917
Tax Claim Bureau	1,055,436	1,053,312	1,067,791
Tax Collectors	2,102,000	2,102,000	2,102,000
Treasurer	756,806	725,967	761,640
Voter Services	3,594,070	5,462,981	4,463,938
<b><i>Total County Administration</i></b>	<b><u>56,823,165</u></b>	<b><u>57,173,927</u></b>	<b><u>60,516,865</u></b>
<b><u>Judicial</u></b>			
Clerk of Courts	2,576,320	2,265,234	2,444,632
Coroner	1,852,279	2,043,520	1,972,899
Court Appointed	1,655,000	1,555,000	1,655,000
Courts and Drug Court	19,965,207	18,368,721	19,684,359
Distric Attorney	17,756,942	16,805,173	19,749,403
Domestic Relations	8,749,761	8,158,263	7,811,532
Jury Board	644,751	574,053	635,849
Law Library	787,064	795,534	813,002
Magisterial District Court	10,814,491	10,485,021	10,564,021
Pre-Trial Services	-	-	808,241
Prothonotary	2,106,842	2,076,646	2,054,384
Register of Wills	1,259,020	1,195,028	1,260,001
Sheriff and Central Processing	10,818,407	10,021,039	10,970,448
Supervision Services	-	-	172,275
<b><i>Total Judicial</i></b>	<b><u>78,986,084</u></b>	<b><u>74,343,231</u></b>	<b><u>80,596,046</u></b>
<b><u>Corrections</u></b>			
Adult Probation	10,641,187	10,218,805	10,698,444
Correctional Facility	41,693,510	44,069,113	42,793,906
Child Care - Delinquent	8,921,030	5,591,000	7,334,500
Juvenile Probation	5,421,732	5,203,009	5,383,992
Youth Detention Center	5,078,715	4,813,386	4,992,395
<b><i>Total Corrections</i></b>	<b><u>71,756,174</u></b>	<b><u>69,895,312</u></b>	<b><u>71,203,238</u></b>
<b><u>Human Services</u></b>			
Aging and Adult Services	19,177,311	18,719,165	19,561,606
Children and Youth Admin	14,375,479	14,020,242	35,702,966

**GENERAL FUND DEPARTMENTAL EXPENDITURES**

<b>DEPARTMENT</b>	<b>2020 Adopted Budget</b>	<b>2020 Projected</b>	<b>Proposed 2021 Budget</b>
Child Care-Dependent	19,353,950	17,997,603	-
Community Connections	184,785	150,989	150,479
Day Care	33,916,972	34,568,602	34,165,127
Developmental Disabilities	-	-	10,143,458
Drug and Alcohol Programs	6,867,830	7,339,348	7,266,314
Early Intervention	18,703,071	19,835,097	7,611,209
Health Department	10,782,637	15,429,574	32,597,149
Housing	1,287,009	3,842,611	1,753,372
Mental Health	35,672,619	34,563,173	35,065,438
Parkhouse and Assisted Living	169,000	59,000	50,000
Veterans Affairs	600,252	521,970	601,396
Youth Shelter Center	1,595,498	1,792,525	1,646,846
<b><i>Total Human Services</i></b>	<b><u>162,686,414</u></b>	<b><u>168,839,900</u></b>	<b><u>186,315,360</u></b>
<b><u>Public Safety</u></b>			
Emergency Preparedness	1,142,557	1,103,235	1,450,127
Fire Protection Services	1,167,045	977,014	1,302,279
Medical Service - Grant Admin	1,067,316	874,793	1,293,091
Public Safety - General Admin	2,485,721	2,256,864	3,009,218
Weapons Training Facility	209,703	196,172	205,419
<b><i>Total Public Safety</i></b>	<b><u>6,072,342</u></b>	<b><u>5,408,078</u></b>	<b><u>7,260,134</u></b>
<b><u>Other</u></b>			
Appropriations	11,897,103	9,627,706	12,303,779
Insurance	2,000,000	2,000,000	2,300,000
Debt Service	46,000,380	45,890,099	49,164,827
Other Expenses	(7,762,877)	(7,762,877)	(8,025,125)
<b><i>Total Other</i></b>	<b><u>\$ 52,134,606</u></b>	<b><u>\$ 49,754,929</u></b>	<b><u>\$ 55,743,482</u></b>
<b>Total General Fund Expenditures</b>	<b><u>\$ 428,458,786</u></b>	<b><u>\$ 425,415,377</u></b>	<b><u>\$ 461,635,125</u></b>

**GENERAL FUND EXPENDITURES BY MAJOR CATEGORY**

<b>MAJOR EXPENDITURE CATEGORY</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
Personnel Expense:		
Full-time Wages	\$ 135,650,888	\$ 141,786,577
Part-time Wages	5,127,533	4,863,709
Employee Benefits:		
Medical, Dental, and Long Term Disability	28,340,472	28,622,465
Social Security	9,888,455	10,304,625
Pension	12,822,676	15,183,509
Life Insurance, Unemployment, and Workers Compensation	1,226,685	1,396,578
Unused Leave Time	1,525,278	1,129,085
Tuition Reimbursement Program	168,039	168,912
Total Personnel Expenditures	<u>53,971,605</u>	<u>56,805,174</u>
Supplies/Maintenance/Training	11,350,652	11,739,270
Contracted Services	146,662,892	166,178,878
Equipment	1,280,295	1,329,840
Utilities	3,913,310	3,870,755
Debt Service	45,994,550	49,156,327
Subsidies/Earmarks	8,333,581	8,816,581
Other	16,173,480	17,088,014
<b>Total Expenditures</b>	<b><u>\$ 428,458,786</u></b>	<b><u>\$ 461,635,125</u></b>



HEALTH CHOICES FUND	2020 Budget	Proposed 2021 Budget
<b><u>Revenues</u></b>		
Commonwealth of Pennsylvania Grant	\$ 177,633,755	\$ 188,855,712
Total Revenues	\$ 177,633,755	\$ 188,855,712
Fund Balance January 1	-	3,020,280
<b>Total Revenues and Beginning Fund Balance</b>	<b>\$ 177,633,755</b>	<b>\$ 191,875,992</b>
<b><u>Expenditures</u></b>		
Salaries and Wages	\$ 1,022,276	\$ 1,005,615
Employee Benefits and Indirect Costs	277,114	336,318
Contracted Services	149,073,633	155,744,030
Operational Expenditures	27,260,732	34,157,239
Total Expenditures	\$ 177,633,755	\$ 191,243,202
Fund Balance December 31	-	632,790
<b>Total Expenditures and Ending Fund Balance</b>	<b>\$ 177,633,755</b>	<b>\$ 191,875,992</b>

EMERGENCY COMMUNICATIONS FUND	2020 Budget	Proposed 2021 Budget
<b><u>Revenues</u></b>		
Wireless and Land Line Fees	\$ 14,591,462	\$ 16,439,188
General Fund Subsidy	2,269,204	2,166,576
Grants	798,150	1,050,000
Other	136,521	268,272
Total Revenues	\$ 17,795,337	\$ 19,924,036
Cash Balance January 1	-	4,277,173
<b>Total Revenues and Beginning Fund Balance</b>	<b>\$ 17,795,337</b>	<b>\$ 24,201,209</b>
<b><u>Expenditures</u></b>		
Salaries and Wages	\$ 9,926,171	\$ 10,731,738
Employee Benefits	3,444,711	3,553,148
Contracted Services	2,532,035	2,936,170
Operational Expenses	1,892,420	2,702,980
Total Expenditures	\$ 17,795,337	\$ 19,924,036
Fund Balance December 31	-	4,277,173
<b>Total Expenditures and Ending Fund Balance</b>	<b>\$ 17,795,337</b>	<b>\$ 24,201,209</b>

<b>LIQUID FUELS TAX FUND</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
<b><u>Revenues</u></b>		
Commonwealth of Pennsylvania	\$ 1,975,000	\$ 1,898,000
Other	136,800	136,800
Total Revenues	<u>\$ 2,111,800</u>	<u>\$ 2,034,800</u>
Fund Balance January 1	750,000	2,544,124
<b>Total Revenues and Beginning Fund Balance</b>	<b><u>\$ 2,861,800</u></b>	<b><u>\$ 4,578,924</u></b>
<b><u>Expenditures</u></b>		
Salaries and Wages	\$ 733,727	\$ 670,840
Employee Benefits	313,515	273,358
Maintenance of Roads and Bridges	939,547	1,165,347
Total Expenditures	<u>\$ 1,986,789</u>	<u>\$ 2,109,545</u>
Fund Balance December 31	875,011	2,469,379
<b>Total Expenditures and Ending Fund Balance</b>	<b><u>\$ 2,861,800</u></b>	<b><u>\$ 4,578,924</u></b>

<b>MOTOR VEHICLE REGISTRATION FUND</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
<b><u>Revenues</u></b>		
County Motor Vehicle Registration Fee	\$ 3,400,000	\$ 3,520,000
Total Revenues	<u>\$ 3,400,000</u>	<u>\$ 3,520,000</u>
Fund Balance January 1	1,050,180	8,649,556
<b>Total Revenues and Beginning Fund Balance</b>	<b><u>\$ 4,450,180</u></b>	<b><u>\$ 12,169,556</u></b>
<b><u>Expenditures</u></b>		
County Transportation Improvement Program	\$ 1,000,000	\$ 1,000,000
Maintenance of Roads and Bridges	-	-
Debt Service	1,617,640	2,023,805
Total Expenditures	<u>\$ 2,617,640</u>	<u>\$ 3,023,805</u>
Fund Balance December 31	1,832,540	9,145,751
<b>Total Expenditures and Ending Fund Balance</b>	<b><u>\$ 4,450,180</u></b>	<b><u>\$ 12,169,556</u></b>

<b>PROPERTY AND LIABILITY DAMAGE FUND</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
<b><u>Revenues</u></b>		
General Fund Appropriation	\$ 500,000	\$ 700,000
Settlements and Premium Adjustments	50,000	100,000
Interest	3,000	-
Total Revenues	<u>\$ 553,000</u>	<u>\$ 800,000</u>
Fund Balance January 1	377,000	36,624
<b>Total Revenues and Beginning Fund Balance</b>	<b><u>\$ 930,000</u></b>	<b><u>\$ 836,624</u></b>
<b><u>Expenditures</u></b>		
Claims	\$ 850,000	\$ 700,000
Trustee and Legal Fees	20,000	50,000
General Administration	30,000	-
Total Expenditures	<u>\$ 900,000</u>	<u>\$ 750,000</u>
Fund Balance December 31	30,000	86,624
<b>Total Expenditures and Ending Fund Balance</b>	<b><u>\$ 930,000</u></b>	<b><u>\$ 836,624</u></b>

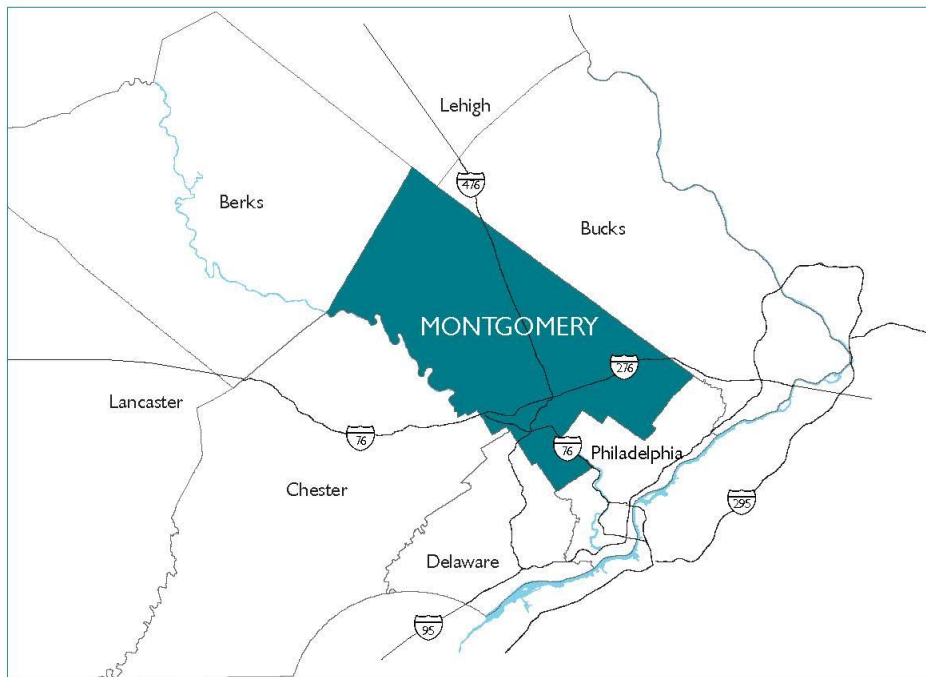
<b>MONTGOMERY COUNTY COMMUNITY COLLEGE FUND</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
<b><u>Revenues</u></b>		
Real Estate Taxes	\$ 23,162,000	\$ 23,457,300
Total Revenues	<u>\$ 23,162,000</u>	<u>\$ 23,457,300</u>
Fund Balance January 1	-	-
<b>Total Revenues and Beginning Fund Balance</b>	<b><u>\$ 23,162,000</u></b>	<b><u>\$ 23,457,300</u></b>
<b><u>Expenditures</u></b>		
Transfer to Montgomery County Community College	\$ 23,162,000	\$ 23,457,300
Total Expenditures	<u>\$ 23,162,000</u>	<u>\$ 23,457,300</u>
Fund Balance December 31	-	-
<b>Total Expenditures and Ending Fund Balance</b>	<b><u>\$ 23,162,000</u></b>	<b><u>\$ 23,457,300</u></b>

<b>CAPITAL PROJECTS FUND</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget</b>
<b><u>Revenues</u></b>		
Capital Fund Bond Proceeds	\$ 69,711,843	\$ 127,080,856
Motor Vehicle Registration Bond Proceeds	11,517,500	17,093,000
Federal Grants	12,877,180	12,796,274
State Grants	11,735,834	6,342,916
Other Grants	-	135,000
Other	250,000	2,150,000
Total Revenues	<u>\$ 106,092,357</u>	<u>\$ 165,598,046</u>
Fund Balance January 1	15,000,000	-
<b>Total Revenues and Beginning Fund Balance</b>	<b><u>\$ 121,092,357</u></b>	<b><u>\$ 165,598,046</u></b>
<b><u>Expenditures</u></b>		
Salaries and Wages	\$ -	\$ 228,829
Benefits	-	97,692
Design/Engineering	11,517,500	6,558,628
Construction Supervision	4,338,748	2,640,634
Construction	84,711,843	123,615,815
Equipment/Furniture	350,000	949,912
Site Work/Land Costs	2,700,000	9,921,300
Hardware/Software	11,102,390	13,528,255
Right-of-Way	5,312,117	4,329,200
Rolling Stock	1,059,759	3,727,781
Total Expenditures	<u>\$ 121,092,357</u>	<u>\$ 165,598,046</u>
Fund Balance December 31	-	-
<b>Total Expenditures and Ending Fund Balance</b>	<b><u>\$ 121,092,357</u></b>	<b><u>\$ 165,598,046</u></b>

# PROPOSED 2021 BUDGET

## SUPPLEMENTAL

## INFORMATION



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### Montgomery County Statistics

#### Population

830,915

(U.S. Census  
Estimate July 2019)

#### Area

487 Square  
Miles

#### Total Market Valuation of Real Estate

\$131.3  
Billion

#### County Bridges

133

#### County Roads

75 miles

#### Unemployment Rate

(as of Sept 2020)

#### County

6.7%

#### Pennsylvania

8.1%

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**COUNTY OF MONTGOMERY, PENNSYLVANIA**  
**MISCELLANEOUS STATISTICS**  
**Proposed 2021 Budget**  
**Information as of December 31, 2019**

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:	2,502 - Full-time 76 - Part-time		
Public libraries:	36		
Registered voters:	562,862		

**COUNTY OF MONTGOMERY, PENNSYLVANIA**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**Proposed 2021 Budget**  
**Information as of December 31, 2019**

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
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
2019	211,118,388	205,286,135	97.2	5,816,262	211,102,397	100.0	2,816,548	1.3

COUNTY OF MONTGOMERY, PENNSYLVANIA  
**PRINCIPAL TAXPAYERS**  
Proposed 2021 Budget  
Information as of December 31, 2019

Business	Type of Business	2019 Assessment			2010 Assessment		
		Assessed Valuation	Rank	% of Total Assessed Valuation	Assessed Valuation	Rank	% of Total Assessed Valuation
Simons Properties	Commercial Real Estate	\$ 554,228,920	1	0.91%			
Merck & Co., Inc.	Pharmaceuticals	512,242,260	2	0.84%	\$ 564,672,640	1	0.97%
Neilson-Sunderland Partnership	Real Estate Investment	263,308,933	3	0.43%	186,346,860	6	0.32%
Brandywine Operating Partnership	Real Estate and Investment Services	189,892,130	4	0.31%	277,706,010	4	0.48%
Wyeth / Pfizer	Pharmaceuticals	185,832,820	5	0.31%	185,804,190	7	0.32%
The Westover Companies	Property Management	155,921,520	6	0.26%	110,330,280	9	0.19%
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 2019		<u>\$ 2,391,243,363</u>		<u>3.94%</u>			
King of Prussia Associates	Commercial Real Estate				382,200,510	2	0.65%
Liberty Properties	Real Estate Investment				364,404,610	3	0.62%
Glaxo - Smith Kline	Pharmaceuticals				239,169,530	5	0.41%
Pulver - Tower Bridge Associates	Real Estate Developer				119,174,020	8	0.20%
Total Principal Taxpayers 2010					<u>\$ 2,540,031,010</u>		<u>4.35%</u>



COUNTY OF MONTGOMERY, PENNSYLVANIA  
 ASSESSED VALUE AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY  
 Proposed 2021 Budget  
 Information as of December 31, 2019

Year	Residential	Commercial	Farm	Industrial	Total Taxable Assessed Value	Exempt	Total Direct Tax Rate	Estimated Actual Market Value	Assessed Value as a Percent
2010	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	100,450,118,275	58.1
2011	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	94,080,356,820	62.1
2012	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	92,089,895,502	63.3
2013	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	101,806,547,322	57.5
2014	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	104,871,211,619	56.2
2015	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	105,590,047,372	56.2
2016	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	110,251,664,558	54.1
2017	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	117,919,748,043	50.9
2018	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	122,553,945,994	49.3
2019	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	129,426,377,574	46.9

COUNTY OF MONTGOMERY, PENNSYLVANIA  
REAL ESTATE ASSESSMENT SUMMARY  
Proposed 2021 Budget  
Information as of November 19, 2020

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
<b>Taxable Properties</b>								
Apartments <sup>1</sup>	687	\$ 2,531,395,994	\$ 3,684,710	\$ 699,810	\$ 7,856,525	\$ 1,492,132	\$ 8,756,099	4.12%
Commercial/Industrial	12,709	12,530,538,083	985,958	235,780	2,102,256	502,729	43,343,131	20.40%
Hospital & Medical Taxable	25	86,979,135	3,479,165	1,122,000	7,418,263	2,392,324	300,861	0.14%
Institutional Taxable	276	737,051,869	2,670,478	383,195	5,693,982	817,047	2,549,462	1.20%
Land Commercial/Industrial	1,585	182,704,441	115,271	30,400	245,780	64,819	631,975	0.30%
Land Residential	10,999	252,306,262	22,939	5,000	48,910	10,661	872,727	0.41%
Multiple Family Residential	7,548	1,211,804,966	160,546	125,870	342,317	268,380	4,191,633	1.97%
Other	6,113	603,336,926	98,697	6,150	210,442	13,113	2,086,942	0.98%
Public Utilities Taxable	126	52,005,370	412,741	28,240	880,045	60,213	179,887	0.08%
Single Family Dwelling	254,614	43,238,332,157	169,819	143,330	362,088	305,608	149,561,391	70.39%
<b>Total</b>	<b>294,682</b>	<b>\$ 61,426,455,203</b>	<b>\$ 208,142</b>	<b>\$ 140,000</b>	<b>\$ 422,195</b>	<b>\$ 283,976</b>	<b>\$ 212,474,109</b>	<b>100.00%</b>
<b>Tax Exempt Properties</b>								
Government and Public Utilities	885	\$ 197,926,720	\$ 223,646	\$ 46,500	\$ 476,857	\$ 99,147	0	0%
Hospital and Medical	86	750,497,070	8,726,710	576,685	18,607,058	1,229,606	0	0%
Institutional	2,508	4,401,189,080	1,754,860	242,090	3,741,706	516,183	0	0%
Other	5,758	2,011,335,073	349,311	52,430	744,800	111,791	0	0%
<b>Total</b>	<b>9,237</b>	<b>\$ 7,360,947,943</b>	<b>\$ 796,898</b>	<b>\$ 79,305</b>	<b>\$ 1,592,438</b>	<b>\$ 160,862</b>	<b>0</b>	<b>0%</b>

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	9,545	3.75%	\$ 580,477	\$ 1,237,691	\$ 2,008	\$ 226
\$414,000 - \$828,000	55,229	21.69%	256,732	547,403	888	100
Under \$414,000	189,840	74.56%	123,887	264,151	429	48
<b>Total</b>	<b>254,614</b>	<b>100.00%</b>	<b>\$ 169,819</b>	<b>\$ 362,088</b>	<b>\$ 587</b>	<b>\$ 66</b>

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