

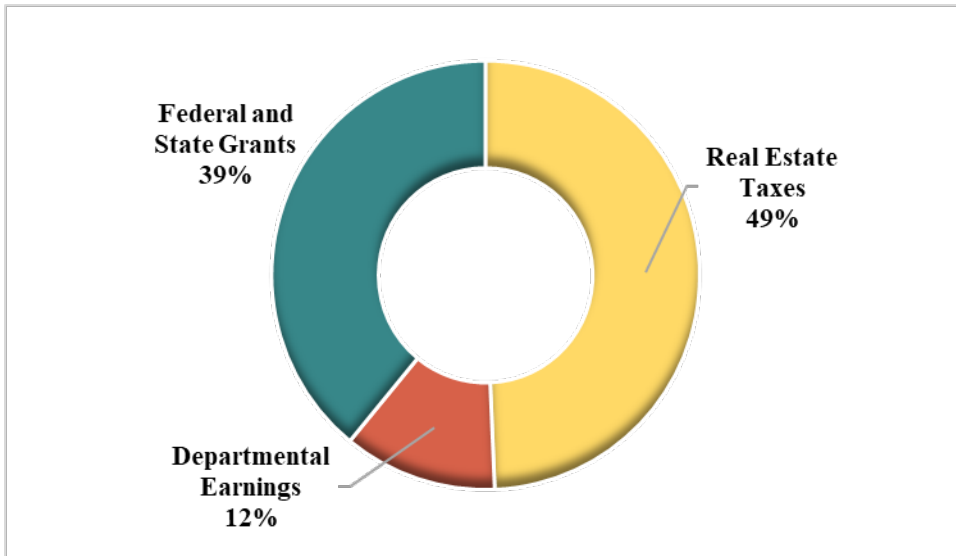
Montgomery County
Pennsylvania
Proposed 2022 Budget

November 18, 2021

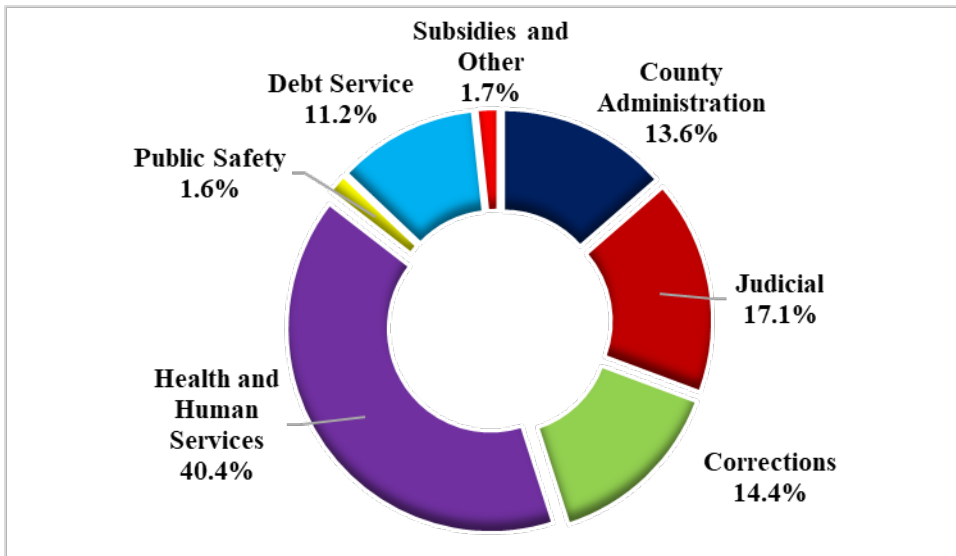
PROPOSED 2022 BUDGET

GENERAL FUND

Operating Revenues By Major Category



Operating Expenditures By Function



General Fund Highlights

Revenues
\$486,572,383

Expenditures
\$498,561,485

Ending Unassigned Fund Balance
\$97,883,400
(20.1% of General Fund Revenue)

2022 Real Estate Tax (RET) Millage Rate

County: 3.923
MCCC: 0.390

Average Single Family Home with \$381,000 market value pays \$667 of County RET in 2022 (\$49 higher than 2021)

GENERAL FUND BUDGET SUMMARY

BUDGET SUMMARY	2021 Budget	2021 Projected	Proposed 2022 Budget
Real Estate Valuation (Billions)	\$ 61.546	\$ 62.375	\$ 62.375
Montgomery County Community College Tax Rate (Mills)	0.39	0.39	0.39
General Fund Operating Tax Rate (Mills)	3.632	3.632	3.923
Net Current Taxes	216,147,875	214,945,000	233,983,625
Prior Year Taxes	5,680,200	6,541,288	5,982,400
Total Real Estate Taxes	\$ 221,828,075	\$ 221,486,288	\$ 239,966,025
Departmental and Other Revenue	57,461,321	59,267,301	56,544,632
Grant Revenue	175,655,487	201,852,123	190,061,726
Total Revenues	\$ 454,944,883	\$ 482,605,712	\$ 486,572,383
Fund Balance January 1 (Unassigned)	88,733,539	106,144,346	97,972,502
Total Revenues and Beginning Fund Balance	543,678,422	588,750,058	584,544,885
Total Expenditures	\$ 461,635,125	\$ 490,777,556	\$ 498,561,487
Revenues in Excess of Expenditures	(6,690,242)	(8,171,844)	(11,989,104)
Other Funding Sources:			
Appropriation of Assigned Fund Balance (Pension)			5,000,000
Appropriation of Assigned Fund Balance (Debt Service)	-	-	6,900,000
Appropriation of Unassigned Fund Balance			89,102
Total Other Funding Sources	\$ -	\$ -	\$ 11,989,102
Fund Balance December 31 (Unassigned)	\$ 82,043,297	\$ 97,972,502	\$ 97,883,398
Ending Fund Balance as a Percentage of Revenues	18.0%	20.3%	20.1%

GENERAL FUND DEPARTMENTAL REVENUES

DEPARTMENT	2021 Budget	2021 Projected	Proposed 2022 Budget
Adult Probation	\$ 2,176,987	\$ 1,412,706	\$ 2,162,093
Assets and Infrastructure	2,506,107	1,737,115	1,796,401
Board of Assessment	150,000	100,000	100,000
Children and Youth	490,000	465,000	450,000
Clerk of Courts	3,403,000	3,403,000	3,800,000
Commerce	1,504,358	1,708,719	1,757,334
Commissioners	-	54,000	60,000
Conservation District	917,844	917,000	1,063,842
Coroner	475,000	437,000	435,000
Correctional Facility	1,478,323	919,734	939,486
Courts and Drug Court	407,569	260,000	339,999
Developmental Disabilities	6,000	11,569	6,000
District Attorney	139,000	139,000	139,000
Domestic Relations	5,600,075	5,639,345	4,650,247
Drug and Alcohol Programs	380,000	149,000	435,984
Health Department	4,236,050	6,456,970	3,251,574
Housing	1,366,352	1,360,394	1,318,789
Information Technology Solutions	52,500	34,000	34,000
Juvenile Probation	143,814	143,814	83,814
Law Library	10,000	4,500	5,000
Magisterial District Court	2,400,000	1,960,000	2,200,000
Mental Health	830,000	800,000	830,000
Other	3,208,000	4,320,439	4,818,000
Parkhouse and Assisted Living	14,208	-	14,208
Planning Commission	1,562,132	1,254,398	929,565
Prothonotary	3,527,132	3,321,949	3,717,132
Public Defender	42,000	15,000	15,000
Public Safety	2,074,840	1,970,831	2,065,784
Purchasing	500	-	500
Recorder of Deeds	6,200,000	9,037,000	6,300,000
Register of Wills	3,025,000	3,142,000	3,025,000
Senior Services	1,676,500	1,744,900	1,741,500
Sheriff	3,552,030	2,284,787	3,727,030
Tax Claim Bureau	2,995,200	3,106,000	3,106,000
Tax Collectors	500,700	490,000	490,000
Treasurer	410,000	402,000	655,000
Youth Centers	100	65,131	81,350
Total Departmental Revenue	\$ 57,461,321	\$ 59,267,301	\$ 56,544,632

GENERAL FUND DEPARTMENTAL GRANT REVENUES

DEPARTMENT	2021 Budget	2021 Projected	Proposed 2022 Budget
Assets and Infrastructure	\$ 600,000	\$ 486,860	\$ 500,000
Children and Youth	27,565,136	28,101,771	30,597,831
Commerce	65,800	60,571	64,172
Community Connections	155,050	146,229	161,461
Coroner	-	-	10,000
Courts and Drug Court	1,264,876	1,197,043	1,216,936
Day Care	33,686,128	68,550,560	38,309,475
Developmental Disabilities	9,959,310	9,254,968	9,959,310
District Attorney	375,000	375,000	425,000
Drug and Alcohol Programs	6,696,296	6,211,000	8,659,954
Early Intervention	6,973,645	8,151,608	9,276,603
Health Department	26,045,091	19,031,993	30,541,747
Housing	725,183	253,400	693,937
Juvenile Probation	5,745,789	5,684,319	6,563,700
Magisterial District Court	-	76,000	-
Mental Health	33,571,548	35,100,000	33,785,082
Planning Commission	267,780	221,954	178,178
Public Safety	849,709	849,709	805,456
Register of Wills	58,000	58,000	58,000
Senior Services	17,285,372	15,457,115	16,152,129
Tax Collectors	211,274	211,274	211,274
Youth Centers	3,554,500	2,372,749	1,891,481
Total Grant Revenue	<u>\$ 175,655,487</u>	<u>\$ 201,852,123</u>	<u>\$ 190,061,726</u>

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2021 Adopted Budget	2021 Projected	Proposed 2022 Budget
<u>County Administration</u>			
Assets and Infrastructure	\$ 14,619,542	\$ 13,628,247	\$ 15,303,192
Board of Assessment	3,808,762	3,662,211	3,955,700
Commerce	2,677,430	2,631,146	2,915,538
Commissioners	4,264,226	3,651,294	5,641,021
Controller	2,174,887	2,010,534	2,464,477
Human Resources	1,170,306	1,072,947	1,100,354
Information Technology Solutions	7,520,404	4,997,729	9,344,661
Planning Commission	5,053,374	6,242,243	5,184,439
Public Defender	6,527,981	5,496,987	6,727,978
Purchasing	906,809	827,852	975,054
Recorder of Deeds	1,575,858	2,081,827	1,766,999
Security	1,821,917	1,291,799	1,946,134
Tax Claim Bureau	1,067,791	1,118,398	1,092,508
Tax Collectors	2,102,000	2,254,535	2,254,000
Treasurer	761,640	801,701	939,055
Voter Services	4,463,938	4,126,665	6,188,376
<i>Total County Administration</i>	<u>60,516,865</u>	<u>55,896,115</u>	<u>67,799,486</u>
<u>Judicial</u>			
Clerk of Courts	2,444,632	2,252,264	2,593,472
Coroner	1,972,899	2,255,473	2,267,843
Court Appointed	1,655,000	1,115,000	1,655,000
Courts and Drug Court	19,684,359	25,818,663	20,413,450
District Attorney	19,749,403	17,858,466	20,766,791
Domestic Relations	7,811,532	6,988,362	7,339,405
Jury Board	635,849	620,030	668,886
Law Library	813,002	729,398	791,293
Magisterial District Court	10,564,021	10,235,824	11,019,620
Pre-Trial Services	808,241	164,841	1,570,981
Prothonotary	2,054,384	1,751,656	2,070,578
Register of Wills	1,260,001	1,120,606	1,476,952
Sheriff and Central Processing	10,970,448	9,502,256	12,241,583
Supervision Services	172,275	40,393	259,396
<i>Total Judicial</i>	<u>80,596,046</u>	<u>80,453,232</u>	<u>85,135,250</u>
<u>Corrections</u>			
Adult Probation	10,698,444	10,130,899	11,129,374
Correctional Facility	42,793,906	41,516,259	42,620,746
Child Care - Delinquent	7,334,500	7,334,500	7,334,500
Juvenile Probation	5,383,992	4,860,624	5,282,440
Youth Detention Center	4,992,395	4,538,102	5,194,167
<i>Total Corrections</i>	<u>71,203,238</u>	<u>68,380,384</u>	<u>71,561,227</u>

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2021 Adopted Budget	2021 Projected	Proposed 2022 Budget
<u>Human Services</u>			
Children and Youth Admin	35,702,966	34,484,263	36,290,164
Community Connections	150,479	146,019	155,004
Day Care	34,165,127	68,808,643	38,266,562
Developmental Disabilities	10,143,458	9,483,713	10,086,311
Drug and Alcohol Programs	7,266,314	6,516,392	9,130,602
Early Intervention	7,611,209	9,985,771	10,271,004
Health Department	32,597,149	38,779,328	37,059,018
Housing	1,753,372	1,514,594	2,070,521
Mental Health	35,065,438	37,551,928	35,759,734
Parkhouse and Assisted Living	50,000	-	52,000
Senior Services	19,561,606	17,429,870	20,277,483
Veterans Affairs	601,396	594,629	613,981
Youth Shelter Center	1,646,846	1,610,962	1,612,535
<i>Total Human Services</i>	<u>186,315,360</u>	<u>226,906,112</u>	<u>201,644,919</u>
<u>Public Safety</u>			
Emergency Preparedness	1,450,127	1,319,048	1,586,881
Fire Protection Services	1,302,279	770,604	1,414,136
Medical Service - Grant Admin	1,293,091	1,091,532	1,560,318
Public Safety - General Admin	3,009,218	2,548,170	3,173,178
Weapons Training Facility	205,419	193,162	197,357
<i>Total Public Safety</i>	<u>7,260,134</u>	<u>5,922,516</u>	<u>7,931,870</u>
<u>Other</u>			
Appropriations	12,303,779	9,119,665	13,039,084
Insurance	2,300,000	2,300,000	2,418,940
Debt Service	49,164,827	49,084,657	55,946,912
Other Expenses	(8,025,125)	(7,285,125)	(6,916,201)
<i>Total Other</i>	<u>\$ 55,743,482</u>	<u>\$ 53,219,197</u>	<u>\$ 64,488,735</u>
Total General Fund Expenditures	<u>\$ 461,635,125</u>	<u>\$ 490,777,556</u>	<u>\$ 498,561,487</u>

GENERAL FUND EXPENDITURES BY MAJOR CATEGORY

MAJOR EXPENDITURE CATEGORY	2021 Budget	Proposed 2022 Budget
Personnel Expense:		
Full-time Wages	\$ 141,786,577	\$ 148,411,376
Part-time Wages	4,863,709	5,157,076
Employee Benefits:		
Medical, Dental, and Long Term Disability	28,622,465	27,633,914
Social Security	10,304,625	10,601,473
Pension	15,183,509	19,286,754
Life Insurance, Unemployment, and Workers Compensation	1,396,578	1,292,345
Unused Leave Time	1,129,085	1,118,663
Tuition Reimbursement Program	168,912	167,027
Total Personnel Expenditures	<u>56,805,174</u>	<u>60,100,176</u>
Supplies/Maintenance/Training	11,739,270	13,471,791
Contracted Services	166,178,878	182,941,396
Equipment	1,329,840	1,436,686
Utilities	3,870,755	3,670,182
Debt Service	49,156,327	55,938,412
Subsidies/Earmarks	8,816,581	9,511,073
Other	17,088,014	17,923,319
Total Expenditures	<u>\$ 461,635,125</u>	<u>\$ 498,561,487</u>

HEALTH CHOICES FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania Grant	\$ 188,855,712	\$ 200,100,000
Total Revenues	\$ 188,855,712	\$ 200,100,000
Fund Balance January 1	3,020,280	5,472,943
Total Revenues and Beginning Fund Balance	\$ 191,875,992	\$ 205,572,943
<u>Expenditures</u>		
Salaries and Wages	\$ 1,005,615	\$ 1,021,587
Employee Benefits and Indirect Costs	336,318	336,524
Contracted Services	155,744,030	166,480,663
Operational Expenditures	34,157,239	34,420,848
Total Expenditures	\$ 191,243,202	\$ 202,259,622
Fund Balance December 31	632,790	3,313,321
Total Expenditures and Ending Fund Balance	\$ 191,875,992	\$ 205,572,943

EMERGENCY COMMUNICATIONS FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
Wireless and Land Line Fees	\$ 16,439,188	\$ 16,793,528
General Fund Subsidy	2,166,576	2,053,472
Grants	1,050,000	243,544
Other	268,272	452,242
Total Revenues	\$ 19,924,036	\$ 19,542,786
Cash Balance January 1	4,277,173	4,025,805
Total Revenues and Beginning Fund Balance	\$ 24,201,209	\$ 23,568,591
<u>Expenditures</u>		
Salaries and Wages	\$ 10,731,738	\$ 10,420,129
Employee Benefits	3,553,148	3,698,463
Contracted Services	2,936,170	3,145,789
Operational Expenses	2,702,980	2,466,383
Total Expenditures	\$ 19,924,036	\$ 19,730,764
Fund Balance December 31	4,277,173	3,837,827
Total Expenditures and Ending Fund Balance	\$ 24,201,209	\$ 23,568,591

LIQUID FUELS TAX FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania	\$ 1,898,000	\$ 1,598,000
Other	136,800	140,900
Total Revenues	<u>\$ 2,034,800</u>	<u>\$ 1,738,900</u>
Fund Balance January 1	2,544,124	3,166,505
Total Revenues and Beginning Fund Balance	<u>\$ 4,578,924</u>	<u>\$ 4,905,405</u>
<u>Expenditures</u>		
Salaries and Wages	\$ 670,840	\$ 687,580
Employee Benefits	273,358	276,941
Maintenance of Roads and Bridges	1,165,347	848,000
Total Expenditures	<u>\$ 2,109,545</u>	<u>\$ 1,812,521</u>
Fund Balance December 31	2,469,379	3,092,884
Total Expenditures and Ending Fund Balance	<u>\$ 4,578,924</u>	<u>\$ 4,905,405</u>

MOTOR VEHICLE REGISTRATION FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
County Motor Vehicle Registration Fee	\$ 3,520,000	\$ 3,701,500
Total Revenues	<u>\$ 3,520,000</u>	<u>\$ 3,701,500</u>
Fund Balance January 1	8,649,556	11,508,878
Total Revenues and Beginning Fund Balance	<u>\$ 12,169,556</u>	<u>\$ 15,210,378</u>
<u>Expenditures</u>		
County Transportation Improvement Program	\$ 1,000,000	\$ 1,000,000
Maintenance of Roads and Bridges	-	-
Debt Service	2,023,805	2,802,055
Total Expenditures	<u>\$ 3,023,805</u>	<u>\$ 3,802,055</u>
Fund Balance December 31	9,145,751	11,408,323
Total Expenditures and Ending Fund Balance	<u>\$ 12,169,556</u>	<u>\$ 15,210,378</u>

PROPERTY AND LIABILITY DAMAGE FUND		2021 Budget	Proposed 2022 Budget
<u>Revenues</u>			
General Fund Appropriation		\$ 700,000	\$ 700,000
Settlements and Premium Adjustments		100,000	100,000
Interest		-	-
	Total Revenues	<u>\$ 800,000</u>	<u>\$ 800,000</u>
Fund Balance January 1		36,624	185,882
	Total Revenues and Beginning Fund Balance	<u>\$ 836,624</u>	<u>\$ 985,882</u>
<u>Expenditures</u>			
Claims		\$ 700,000	\$ 700,000
Trustee and Legal Fees		50,000	50,000
General Administration		-	-
	Total Expenditures	<u>\$ 750,000</u>	<u>\$ 750,000</u>
Fund Balance December 31		86,624	235,882
	Total Expenditures and Ending Fund Balance	<u>\$ 836,624</u>	<u>\$ 985,882</u>

MONTGOMERY COUNTY COMMUNITY COLLEGE FUND		2021 Budget	Proposed 2022 Budget
<u>Revenues</u>			
Real Estate Taxes		\$ 23,457,300	\$ 23,634,000
	Total Revenues	<u>\$ 23,457,300</u>	<u>\$ 23,634,000</u>
Fund Balance January 1		-	-
	Total Revenues and Beginning Fund Balance	<u>\$ 23,457,300</u>	<u>\$ 23,634,000</u>
<u>Expenditures</u>			
Transfer to Montgomery County Community College		\$ 23,457,300	\$ 23,634,000
	Total Expenditures	<u>\$ 23,457,300</u>	<u>\$ 23,634,000</u>
Fund Balance December 31		-	-
	Total Expenditures and Ending Fund Balance	<u>\$ 23,457,300</u>	<u>\$ 23,634,000</u>

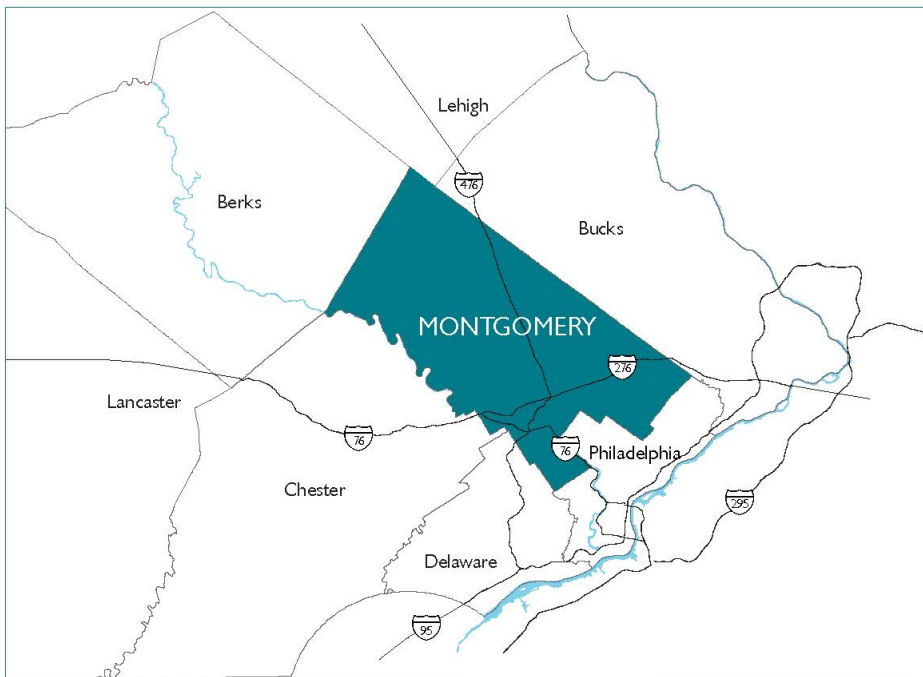
CAPITAL PROJECTS FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
Capital Fund Bond Proceeds	\$ 127,080,856	\$ 163,832,775
Motor Vehicle Registration Bond Proceeds	17,093,000	13,222,360
Federal Grants	12,796,274	22,076,926
State Grants	6,342,916	5,168,696
Other	2,285,000	3,952,500
Total Revenues	<u>\$ 165,598,046</u>	<u>\$ 208,253,256</u>
	326,521	
Fund Balance January 1	-	36,800,000
Total Revenues and Beginning Fund Balance	<u><u>\$ 165,924,567</u></u>	<u><u>\$ 245,053,256</u></u>
<u>Expenditures</u>		
Salaries and Wages	\$ 228,829	\$ 235,122
Benefits	97,692	98,813
Design/Engineering	6,558,628	9,205,578
Construction Supervision	2,640,634	7,672,272
Construction	123,615,815	192,271,561
Equipment/Furniture	949,912	2,000,000
Site Work/Land Costs	9,921,300	13,357,800
Hardware/Software	13,528,255	13,660,046
Right-of-Way	4,329,200	4,429,200
Rolling Stock	3,727,781	2,122,865
Total Expenditures	<u>\$ 165,598,046</u>	<u>\$ 245,053,256</u>
Fund Balance December 31	326,521	-
Total Expenditures and Ending Fund Balance	<u><u>\$ 165,924,567</u></u>	<u><u>\$ 245,053,256</u></u>

AMERICAN RESCUE PLAN ACT (ARPA) FUND	2021 Budget	Proposed 2022 Budget
<u>Revenues</u>		
Federal Grants	\$ -	\$ 80,697,749
Interest	-	47,000
Total Revenues	\$ -	\$ 80,744,749
Fund Balance January 1	-	80,697,749
Total Revenues and Beginning Fund Balance	\$ -	\$ 161,442,498
<u>Expenditures</u>		
ARPA Programs	\$ -	\$ 32,319,448
Support Public Health Expenditures		
Address Negative Economic Impacts Caused By The Public Health Emergency		
Serving The Hardest-Hit Communities and Families		
Replace Lost Public Sector Revenue		
Provide Premium Pay For Essential Workers		
Invest in Water, Sewer, And Broadband Infrastructure		
Total Expenditures	\$ -	\$ 32,319,448
Fund Balance December 31	-	129,123,050
Total Expenditures and Ending Fund Balance	\$ -	\$ 161,442,498

PROPOSED 2022 BUDGET

SUPPLEMENTAL

INFORMATION



Montgomery County Statistics

Population

856,553

(U.S. Census
Estimate July 2020)

Area

487 Square
Miles

Total Market Valuation of Real Estate

\$138.8
Billion

County Bridges

133

County Roads

75 miles

Unemployment Rate

(as of Sept 2021)

County

4.3%

Pennsylvania

6.2%

COUNTY OF MONTGOMERY, PENNSYLVANIA
MISCELLANEOUS STATISTICS
Proposed 2022 Budget
Information as of December 31, 2020

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:	<u>Park</u>	<u>Acres</u>	<u>Trail Miles</u>
	Central Perkiomen Valley Park	800	19
	Green Lane Park	3,400	25
	Lock 60 at the Schuylkill Canal Park	10	3
	Lorimer Park	230	5.4
	Lower Perkiomen Valley Park	107	-
	Norristown Farm Park	690	8
	Upper Schuylkill Valley Park	15	-
County employees:	2,519 - Full-time 286 - Part-time		
Public libraries:	36		
Registered voters:	609,250		

COUNTY OF MONTGOMERY, PENNSYLVANIA
PROPERTY TAX LEVIES AND COLLECTIONS
Proposed 2022 Budget
Information as of December 31, 2020

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
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	0.0
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
2020	212,585,105	203,153,757	95.6	5,774,306	208,928,063	98.3	3,033,868	1.4

COUNTY OF MONTGOMERY, PENNSYLVANIA
PRINCIPAL TAXPAYERS
Proposed 2022 Budget
Information as of December 31, 2020

Business	Type of Business	2020 Assessment			2011 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	270,455,593	3	0.44%	190,175,210	6	0.33%
Wyeth / Pfizer	Pharmaceuticals	185,832,820	4	0.30%	185,804,190	7	0.32%
The Westover Companies	Property Management	155,398,550	5	0.25%	110,330,280	8	0.19%
RV of 1 LP	Real Estate Investment	149,702,790	6	0.25%			
Tower Bridge Associates	Financial Advisors	140,438,555	7	0.23%			
Brandywine Operating Partnership	Real Estate and Investment Services	138,614,020	8	0.23%	274,753,378	4	0.47%
Johnson and Johnson	Pharmaceuticals and Medical Devices	126,750,130	9	0.21%			
A.C.T.S., Inc.	Retirement Communities	119,238,530	10	0.20%	110,222,360	9	0.19%
Total Principal Taxpayers 2020		<u>\$ 2,352,902,168</u>		<u>3.85%</u>			
King of Prussia Associates	Commercial Real Estate				382,200,509	2	0.65%
Liberty Properties	Real Estate Investment				356,717,450	3	0.61%
Glaxo - Smith Kline	Pharmaceuticals				255,353,500	5	0.44%
Pulver - Tower Bridge Associates	Real Estate Developer				105,070,935	10	0.18%
Total Principal Taxpayers 2011					<u>\$ 2,535,300,452</u>		<u>4.34%</u>

COUNTY OF MONTGOMERY, PENNSYLVANIA
 ASSESSED VALUE AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY
 Proposed 2022 Budget
 Information as of December 31, 2020

Year	Residential	Commercial	Farm	Industrial	Total Taxable Assessed Value	Exempt	Total Direct Tax Rate	Estimated Actual Market Value	Assessed Value as a Percent
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
2020	44,585,183,154	14,307,543,171	321,774,790	1,873,766,195	61,088,267,310	7,317,564,560	3.849	136,662,790,403	44.7

COUNTY OF MONTGOMERY, PENNSYLVANIA
REAL ESTATE ASSESSMENT SUMMARY
Proposed 2022 Budget
Information as of November 10, 2021

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	686	\$ 2,669,380,200	\$ 3,891,225	\$ 707,725	\$ 8,705,201	\$ 1,583,277	\$ 9,695,189	4.31%
Commercial/Industrial	12,688	12,604,105,298	993,388	236,400	2,222,344	528,859	45,778,110	20.33%
Hospital & Medical Taxable	26	101,244,475	3,894,018	1,331,455	8,711,450	2,978,647	367,720	0.16%
Institutional Taxable	275	803,077,639	2,920,282	396,300	6,533,070	886,577	2,916,778	1.30%
Land Commercial/Industrial	1,596	180,586,017	113,149	30,390	253,130	67,987	655,888	0.29%
Land Residential	10,426	244,525,227	23,453	4,640	52,468	10,380	888,116	0.39%
Multiple Family Residential	7,518	1,205,964,016	160,410	125,975	358,860	281,823	4,380,061	1.95%
Other	6,036	592,643,431	98,185	6,300	219,653	14,094	2,152,481	0.96%
Public Utilities Taxable	126	53,322,740	423,196	28,240	946,748	63,177	193,668	0.09%
Single Family Dwelling	255,934	43,539,683,667	170,121	143,700	380,583	321,477	158,136,131	70.23%
Total	295,311	\$ 61,994,532,710	\$ 209,930	\$ 140,580	\$ 469,641	\$ 314,497	\$ 225,164,143	100.00%
Tax Exempt Properties								
Government and Public Utilities	887	\$ 198,277,770	\$ 223,538	\$ 47,500	\$ 500,084	\$ 106,264	0	0%
Hospital and Medical	84	723,221,980	8,609,785	576,685	19,261,265	1,290,123	0	0%
Institutional	2,504	4,381,905,480	1,749,962	242,450	3,914,904	542,394	0	0%
Other	5,832	2,040,592,323	349,896	54,485	782,765	121,890	0	0%
Total	9,307	\$ 7,343,997,553	\$ 789,083	\$ 82,460	\$ 1,765,287	\$ 184,474	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	11,230	4.39%	\$ 550,112	\$ 1,230,675	\$ 1,998	\$ 215
\$414,000 - \$828,000	62,168	24.29%	245,212	548,573	891	96
Under \$414,000	182,536	71.32%	121,168	271,070	440	47
Total	255,934	100.00%	\$ 170,121	\$ 380,583	\$ 618	\$ 66

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