

June 15, 2022

The State Tax Equalization Board has established a Common Level Ratio for each county in the Commonwealth for the calendar year 2021. STEB is governed by the provisions of Chapter 15 of the Community and Economic Development Enhancement Act, the act of June 27, 1996 (P.L. 403, No. 58); 71 P.S. §§ 1709.1501, et seq.

The law requires the State Tax Equalization Board to use statistically acceptable techniques, to make the methodology for computing ratios public and to certify, prior to July 1, the ratio to the Chief Assessor of each county annually.

The statistically acceptable technique which the Board used for the 2021 Common Level Ratio is to determine the arithmetic **median** of the individual sales ratios for every valid sale received from the county for the calendar year 2021.

The methodology used is to include every valid sale as verified by the county assessor. The State Tax Equalization Board has defined high and low limits by computing outliers based on an interquartile range (IQR-factor of 3) to establish an upper and lower boundary. This outlier trimming is based on standards recommended by the International Association of Assessing Officers (IAAO). After the boundary limits are defined, the State Tax Equalization Board has utilized the remaining valid sales, rejecting those sales which exceed the limits. The resulting arithmetic median ratio is the ratio which the State Tax Equalization Board is certifying as the Common Level Ratio for each county for 2021.

The Common Level Ratios for 2021 are listed on the back of this page.

STATE TAX EQUALIZATION BOARD

Peter Barsz, Board Chairman
Brittany Mercadante, Member
Gary Baker, Member

2021 COMMON LEVEL RATIOS - Certified

Ratios to be used from July 1, 2022 to June 30, 2023

County	CLR
*Adams	87.5
*Allegheny	63.6
Armstrong	40.7
Beaver	14.8
*Bedford	71.7
*Berks	45.0
*Blair	85.9
Bradford	23.1
*Bucks	7.3
*Butler	7.1
*Cambria	16.5
Cameron	23.9
Carbon	24.3
Centre	21.4
*Chester	39.5
*Clarion	29.1
Clearfield	10.1
*Clinton	63.6
Columbia	17.3
Crawford	21.3
*Cumberland	85.7
*Dauphin	52.4
*Delaware	72.8
Elk	25.1
*Erie	71.1
*Fayette (sales Jan to Sep)	51.9
*Forest	14.6
*Franklin	9.5
*Fulton	26.6
*Greene	45.6
Huntingdon	15.3
*Indiana	94.0
*Jefferson	27.3
*Juniata	10.7
*Lackawanna (sales Jan to June)	8.2
*Lancaster	68.1
*Lawrence	60.0
*Lebanon	71.9
*Lehigh	63.6
*Luzerne	76.0

County	CLR
*Lycoming	56.0
*McKean	80.6
Mercer	14.3
Mifflin	28.5
*Monroe	60.5
*Montgomery	39.6
*Montour	55.4
Northampton	21.7
*Northumberland	12.2
*Perry	71.1
*Philadelphia (sales Jan to Aug)	92.6
Pike	12.1
*Potter	22.9
Schuylkill	26.2
*Snyder	11.9
Somerset	23.6
*Sullivan	55.1
Susquehanna	22.1
*Tioga	51.6
*Union	55.6
*Venango	65.8
Warren	19.0
*Washington	84.3
*Wayne	57.0
*Westmoreland	11.0
Wyoming	14.2
*York	65.9

*COUNTIES WITH A PREDETERMINED ASSESSMENT RATIO OF 100

CLR's are to be used in the Appeal Process **ONLY** and not used to set Market Value.

CLR **Factors** can be found on the Department of Revenue's website at

<https://www.revenue.pa.gov/TaxTypes/RTT/Pages/Common%20Level%20Ratios.aspx>

2021 COD and PRD – NOT Certified

These statistics are for informational purposes only, they have NOT been certified by STEB Board.

County	COD	PRD
Adams	14.4	1.0317
Allegheny	19.0	1.0077
Armstrong	18.4	1.1036
Beaver	32.7	1.1265
Bedford	24.9	1.0357
Berks	24.0	1.0938
Blair	17.2	1.0324
Bradford	36.6	1.1306
Bucks	17.6	1.044
Butler	22.1	1.0405
Cambria	60.7	1.3316
Cameron	68.0	1.5135
Carbon	36.8	1.1248
Centre	13.6	1.0068
Chester	17.6	1.0272
Clarion	51.4	1.1553
Clearfield	48.7	1.3303
Clinton	32.5	1.0626
Columbia	31.7	1.121
Crawford	54.0	1.294
Cumberland	12.6	1.0214
Dauphin	21.8	1.0408
Delaware	21.0	1.0425
Elk	54.0	1.4116
Erie	19.6	1.0475
Fayette (sales Jan to Sep)	44.7	1.2205
Forest	45.7	1.1772
Franklin	12.8	0.9938
Fulton	24.1	1.0631
Greene	58.6	1.4229
Huntingdon	40.8	1.1666
Indiana	20.9	1.0774
Jefferson	54.1	1.1643
Juniata	32.2	1.0276
Lackawanna (sales Jan to June)	46.0	1.1936
Lancaster	14.6	1.0134
Lawrence	32.4	1.1377
Lebanon	13.3	1.0306
Lehigh	17.9	1.054
Luzerne	30.1	1.095

County	COD	PRD
Lycoming	25.8	1.1212
McKean	29.0	1.2284
Mercer	48.7	1.2362
Mifflin	35.5	1.2786
Monroe	25.0	1.0563
Montgomery	17.2	1.0343
Montour	22.5	1.018
Northampton	16.1	1.0293
Northumberland	58.6	1.3619
Perry	28.9	1.0895
Philadelphia (sales Jan to Aug)	15.4	1.0322
Pike	36.4	1.2599
Potter	40.6	1.1802
Schuylkill	42.5	1.2123
Snyder	28.9	1.0213
Somerset	42.2	1.2368
Sullivan	27.2	1.1225
Susquehanna	38.7	1.1879
Tioga	35.9	1.1368
Union	23.8	1.0182
Venango	46.5	1.2443
Warren	45.7	1.2835
Washington	10.7	1.0152
Wayne	31.8	1.1638
Westmoreland	29.6	1.0675
Wyoming	25.1	1.0555
York	16.1	1.019

COD – Coefficient of Dispersion
 PRD – Price Related Differential

COD range 5 to 30
 PRD range .98 to 1.03

Standards on these statistics can be found from the PA Assessor's Association Self-Evaluation Guide
www.paassessors.org

2021 Land Use Ratio Breakdown by County – NOT Certified

These statistics are for informational purposes only, they have NOT been certified by STEB Board.

Adams

Median Ratio Trimmed	Land Used Text
86.51	Residential
100.02	Manufactured Home
118.96	Seasonal Housing
109.47	Lot (Less than 10 Acres)
	Industrial with Building
102.88	Commercial
85.49	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
103.86	Land (More than 10 Acres)
87.49	ALL

Allegheny

Median Ratio Trimmed	Land Used Text
63.43	Residential
84.67	Manufactured Home
	Seasonal Housing
87.44	Lot (Less than 10 Acres)
59.43	Industrial with Building
79.55	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
81.05	Land (More than 10 Acres)
63.62	ALL

Armstrong

Median Ratio Trimmed	Land Used Text
40.51	Residential
85.56	Manufactured Home
103.34	Seasonal Housing
41.35	Lot (Less than 10 Acres)
	Industrial with Building
48.63	Commercial

40.50	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
38.20	Land (More than 10 Acres)
40.66	ALL

Beaver

Median Ratio Trimmed	Land Used Text
14.67	Residential
17.67	Manufactured Home
	Seasonal Housing
17.80	Lot (Less than 10 Acres)
25.86	Industrial with Building
26.67	Commercial
11.97	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
10.90	Land (More than 10 Acres)
14.81	ALL

Bedford

Median Ratio Trimmed	Land Used Text
68.69	Residential
76.33	Manufactured Home
	Seasonal Housing
83.32	Lot (Less than 10 Acres)
	Industrial with Building
68.91	Commercial
74.67	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
74.12	Land (More than 10 Acres)
71.74	ALL

Berks

Median Ratio Trimmed	Land Used Text
44.90	Residential
43.82	Manufactured Home
	Seasonal Housing
37.25	Lot (Less than 10 Acres)

48.50	Industrial with Building
49.64	Commercial
39.29	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
30.65	Land (More than 10 Acres)
44.96	ALL

Blair

Median Ratio Trimmed	Land Used Text
85.50	Residential
83.76	Manufactured Home
	Seasonal Housing
95.87	Lot (Less than 10 Acres)
	Industrial with Building
	Commercial
90.18	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
83.98	Land (More than 10 Acres)
85.87	ALL

Bradford

Median Ratio Trimmed	Land Used Text
22.93	Residential
	Manufactured Home
27.41	Seasonal Housing
25.97	Lot (Less than 10 Acres)
65.77	Industrial with Building
35.57	Commercial
19.32	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
19.31	Land (More than 10 Acres)
23.14	ALL

Bucks

Median Ratio Trimmed	Land Used Text
7.33	Residential
	Manufactured Home

	Seasonal Housing
4.41	Lot (Less than 10 Acres)
7.31	Industrial with Building
8.18	Commercial
5.41	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
6.18	Land (More than 10 Acres)
7.31	ALL

Butler

Median Ratio Trimmed	Land Used Text
7.25	Residential
	Manufactured Home
5.87	Seasonal Housing
2.63	Lot (Less than 10 Acres)
6.33	Industrial with Building
7.83	Commercial
5.36	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
7.14	ALL

Cambria

Median Ratio Trimmed	Land Used Text
17.12	Residential
	Manufactured Home
	Seasonal Housing
11.19	Lot (Less than 10 Acres)
29.67	Industrial with Building
23.72	Commercial
6.50	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
3.25	Land (More than 10 Acres)
16.49	ALL

Cameron

Median Ratio Trimmed	Land Used Text

25.42	Residential
	Manufactured Home
25.01	Seasonal Housing
18.88	Lot (Less than 10 Acres)
	Industrial with Building
32.81	Commercial
6.41	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
3.62	Land (More than 10 Acres)
23.87	ALL

Carbon

Median Ratio Trimmed	Land Used Text
24.25	Residential
98.55	Manufactured Home
	Seasonal Housing
24.88	Lot (Less than 10 Acres)
	Industrial with Building
30.51	Commercial
22.41	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
9.78	Land (More than 10 Acres)
24.32	ALL

Centre

Median Ratio Trimmed	Land Used Text
21.21	Residential
21.00	Manufactured Home
23.59	Seasonal Housing
24.14	Lot (Less than 10 Acres)
33.79	Industrial with Building
23.03	Commercial
22.18	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
20.78	Land (More than 10 Acres)
21.36	ALL

Chester

Median Ratio Trimmed	Land Used Text
39.58	Residential
41.70	Manufactured Home
	Seasonal Housing
38.80	Lot (Less than 10 Acres)
41.46	Industrial with Building
42.70	Commercial
34.05	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
24.37	Land (More than 10 Acres)
39.54	ALL

Clarion

Median Ratio Trimmed	Land Used Text
30.80	Residential
	Manufactured Home
	Seasonal Housing
19.98	Lot (Less than 10 Acres)
12.80	Industrial with Building
54.52	Commercial
18.44	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
8.09	Land (More than 10 Acres)
29.14	ALL

Clearfield

Median Ratio Trimmed	Land Used Text
10.40	Residential
8.68	Manufactured Home
	Seasonal Housing
10.33	Lot (Less than 10 Acres)
	Industrial with Building
13.46	Commercial
7.08	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
8.50	Land (More than 10 Acres)

10.12	ALL
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Clinton

Median Ratio Trimmed	Land Used Text
63.10	Residential
69.60	Manufactured Home
64.50	Seasonal Housing
53.13	Lot (Less than 10 Acres)
66.31	Industrial with Building
94.22	Commercial
66.46	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
46.82	Land (More than 10 Acres)
63.57	ALL

Columbia

Median Ratio Trimmed	Land Used Text
17.60	Residential
	Manufactured Home
16.40	Seasonal Housing
15.09	Lot (Less than 10 Acres)
65.88	Industrial with Building
18.84	Commercial
16.47	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
13.32	Land (More than 10 Acres)
17.30	ALL

Crawford

Median Ratio Trimmed	Land Used Text
23.40	Residential
25.48	Manufactured Home
19.89	Seasonal Housing
16.25	Lot (Less than 10 Acres)
36.49	Industrial with Building
29.11	Commercial
17.22	Agriculture (10 Acres or more w/ Building)

	Oil/Gas/Min.
4.07	Land (More than 10 Acres)
21.33	ALL

Cumberland

Median Ratio Trimmed	Land Used Text
86.63	Residential
85.55	Manufactured Home
100.00	Seasonal Housing
59.43	Lot (Less than 10 Acres)
92.52	Industrial with Building
85.97	Commercial
84.45	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
69.03	Land (More than 10 Acres)
85.69	ALL

Dauphin

Median Ratio Trimmed	Land Used Text
52.59	Residential
58.42	Manufactured Home
41.56	Seasonal Housing
47.69	Lot (Less than 10 Acres)
43.58	Industrial with Building
50.04	Commercial
44.16	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
46.53	Land (More than 10 Acres)
52.37	ALL

Delaware

Median Ratio Trimmed	Land Used Text
72.82	Residential
	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
	Industrial with Building

75.19	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
72.81	ALL

Elk

Median Ratio Trimmed	Land Used Text
26.67	Residential
	Manufactured Home
22.31	Seasonal Housing
14.77	Lot (Less than 10 Acres)
14.34	Industrial with Building
31.41	Commercial
12.26	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
7.64	Land (More than 10 Acres)
25.09	ALL

Erie

Median Ratio Trimmed	Land Used Text
71.23	Residential
68.00	Manufactured Home
	Seasonal Housing
77.69	Lot (Less than 10 Acres)
84.09	Industrial with Building
74.80	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
61.12	Land (More than 10 Acres)
71.05	ALL

Fayette (sales Jan to Sep)

Median Ratio Trimmed	Land Used Text
52.30	Residential
	Manufactured Home
	Seasonal Housing

44.32	Lot (Less than 10 Acres)
	Industrial with Building
61.13	Commercial
52.71	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
47.51	Land (More than 10 Acres)
51.93	ALL

Forest

Median Ratio Trimmed	Land Used Text
15.76	Residential
16.31	Manufactured Home
14.41	Seasonal Housing
12.40	Lot (Less than 10 Acres)
	Industrial with Building
12.93	Commercial
14.47	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
5.58	Land (More than 10 Acres)
14.59	ALL

Franklin

Median Ratio Trimmed	Land Used Text
9.55	Residential
9.07	Manufactured Home
6.71	Seasonal Housing
9.22	Lot (Less than 10 Acres)
	Industrial with Building
10.22	Commercial
7.91	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
9.53	ALL

Fulton

Median Ratio Trimmed	Land Used Text
29.07	Residential

24.06	Manufactured Home
27.77	Seasonal Housing
22.57	Lot (Less than 10 Acres)
	Industrial with Building
35.01	Commercial
23.53	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
17.92	Land (More than 10 Acres)
26.63	ALL

Greene

Median Ratio Trimmed	Land Used Text
49.30	Residential
	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
	Industrial with Building
78.88	Commercial
31.23	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
24.84	Land (More than 10 Acres)
45.55	ALL

Huntingdon

Median Ratio Trimmed	Land Used Text
15.89	Residential
22.78	Manufactured Home
	Seasonal Housing
10.55	Lot (Less than 10 Acres)
8.07	Industrial with Building
19.51	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
11.43	Land (More than 10 Acres)
15.28	ALL

Indiana

Median Ratio Trimmed	Land Used Text
92.99	Residential
93.13	Manufactured Home
102.70	Seasonal Housing
102.40	Lot (Less than 10 Acres)
	Industrial with Building
98.09	Commercial
84.44	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
99.70	Land (More than 10 Acres)
93.98	ALL

Jefferson

Median Ratio Trimmed	Land Used Text
28.47	Residential
46.87	Manufactured Home
	Seasonal Housing
28.57	Lot (Less than 10 Acres)
55.66	Industrial with Building
33.12	Commercial
18.45	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
6.31	Land (More than 10 Acres)
27.27	ALL

Juniata

Median Ratio Trimmed	Land Used Text
11.02	Residential
4.98	Manufactured Home
4.61	Seasonal Housing
	Lot (Less than 10 Acres)
	Industrial with Building
19.81	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
1.66	Land (More than 10 Acres)

10.71	ALL
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Lackawanna (sales Jan to June)

Median Ratio Trimmed	Land Used Text
7.89	Residential
10.18	Manufactured Home
23.33	Seasonal Housing
14.70	Lot (Less than 10 Acres)
15.17	Industrial with Building
9.65	Commercial
6.30	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
3.47	Land (More than 10 Acres)
8.21	ALL

Lancaster

Median Ratio Trimmed	Land Used Text
68.00	Residential
73.81	Manufactured Home
50.30	Seasonal Housing
92.13	Lot (Less than 10 Acres)
69.40	Industrial with Building
69.60	Commercial
62.45	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
68.07	ALL

Lawrence

Median Ratio Trimmed	Land Used Text
60.62	Residential
70.25	Manufactured Home
	Seasonal Housing
55.00	Lot (Less than 10 Acres)
62.74	Industrial with Building
65.20	Commercial
44.43	Agriculture (10 Acres or more w/ Building)

	Oil/Gas/Min.
23.80	Land (More than 10 Acres)
60.00	ALL

Lebanon

Median Ratio Trimmed	Land Used Text
71.88	Residential
70.35	Manufactured Home
65.29	Seasonal Housing
75.78	Lot (Less than 10 Acres)
77.40	Industrial with Building
75.23	Commercial
75.78	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
66.96	Land (More than 10 Acres)
71.91	ALL

Lehigh

Median Ratio Trimmed	Land Used Text
63.65	Residential
66.18	Manufactured Home
	Seasonal Housing
55.33	Lot (Less than 10 Acres)
58.62	Industrial with Building
66.75	Commercial
55.85	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
65.27	Land (More than 10 Acres)
63.61	ALL

Luzerne

Median Ratio Trimmed	Land Used Text
73.71	Residential
91.56	Manufactured Home
83.47	Seasonal Housing
112.85	Lot (Less than 10 Acres)
	Industrial with Building

103.04	Commercial
78.43	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
99.00	Land (More than 10 Acres)
75.95	ALL

Lycoming

Median Ratio Trimmed	Land Used Text
56.24	Residential
66.58	Manufactured Home
36.72	Seasonal Housing
61.83	Lot (Less than 10 Acres)
51.36	Industrial with Building
59.13	Commercial
41.44	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
32.11	Land (More than 10 Acres)
55.95	ALL

McKean

Median Ratio Trimmed	Land Used Text
80.64	Residential
81.64	Manufactured Home
82.69	Seasonal Housing
82.69	Lot (Less than 10 Acres)
	Industrial with Building
90.87	Commercial
65.60	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
46.17	Land (More than 10 Acres)
80.64	ALL

Mercer

Median Ratio Trimmed	Land Used Text
14.31	Residential
17.75	Manufactured Home
	Seasonal Housing

13.04	Lot (Less than 10 Acres)
18.34	Industrial with Building
25.69	Commercial
10.02	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
4.42	Land (More than 10 Acres)
14.27	ALL

Mifflin

Median Ratio Trimmed	Land Used Text
28.79	Residential
39.11	Manufactured Home
	Seasonal Housing
27.36	Lot (Less than 10 Acres)
	Industrial with Building
40.44	Commercial
21.07	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
24.36	Land (More than 10 Acres)
28.46	ALL

Monroe

Median Ratio Trimmed	Land Used Text
59.33	Residential
60.09	Manufactured Home
93.59	Seasonal Housing
108.93	Lot (Less than 10 Acres)
73.25	Industrial with Building
80.90	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
52.99	Land (More than 10 Acres)
60.50	ALL

Montgomery

Median Ratio Trimmed	Land Used Text
39.62	Residential

52.31	Manufactured Home
	Seasonal Housing
22.81	Lot (Less than 10 Acres)
36.37	Industrial with Building
42.03	Commercial
29.13	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
13.81	Land (More than 10 Acres)
39.57	ALL

Montour

Median Ratio Trimmed	Land Used Text
55.95	Residential
75.56	Manufactured Home
	Seasonal Housing
45.54	Lot (Less than 10 Acres)
	Industrial with Building
51.65	Commercial
51.65	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
43.21	Land (More than 10 Acres)
55.37	ALL

Northampton

Median Ratio Trimmed	Land Used Text
21.74	Residential
26.00	Manufactured Home
	Seasonal Housing
19.16	Lot (Less than 10 Acres)
19.71	Industrial with Building
16.76	Commercial
23.22	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
21.30	Land (More than 10 Acres)
21.67	ALL

Northumberland

Median Ratio Trimmed	Land Used Text
12.53	Residential
	Manufactured Home
	Seasonal Housing
9.49	Lot (Less than 10 Acres)
27.72	Industrial with Building
22.18	Commercial
6.90	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
2.77	Land (More than 10 Acres)
12.22	ALL

Perry

Median Ratio Trimmed	Land Used Text
70.80	Residential
76.59	Manufactured Home
80.20	Seasonal Housing
72.33	Lot (Less than 10 Acres)
51.48	Industrial with Building
82.74	Commercial
68.90	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
67.78	Land (More than 10 Acres)
71.06	ALL

Philadelphia (sales Jan to Aug)

Median Ratio Trimmed	Land Used Text
92.40	Residential
	Manufactured Home
	Seasonal Housing
100.00	Lot (Less than 10 Acres)
100.00	Industrial with Building
96.68	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)

92.61	ALL
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Pike

Median Ratio Trimmed	Land Used Text
11.57	Residential
11.66	Manufactured Home
11.91	Seasonal Housing
22.45	Lot (Less than 10 Acres)
	Industrial with Building
9.74	Commercial
9.12	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
5.17	Land (More than 10 Acres)
12.06	ALL

Potter

Median Ratio Trimmed	Land Used Text
23.24	Residential
23.71	Manufactured Home
22.44	Seasonal Housing
17.07	Lot (Less than 10 Acres)
	Industrial with Building
36.16	Commercial
20.85	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
14.86	Land (More than 10 Acres)
22.90	ALL

Schuylkill

Median Ratio Trimmed	Land Used Text
26.11	Residential
14.91	Manufactured Home
	Seasonal Housing
26.46	Lot (Less than 10 Acres)
26.28	Industrial with Building
33.65	Commercial
10.45	Agriculture (10 Acres or more w/ Building)

	Oil/Gas/Min.
3.91	Land (More than 10 Acres)
26.16	ALL

Snyder

Median Ratio Trimmed	Land Used Text
12.03	Residential
11.90	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
	Industrial with Building
13.11	Commercial
7.48	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
2.61	Land (More than 10 Acres)
11.89	ALL

Somerset

Median Ratio Trimmed	Land Used Text
23.21	Residential
32.60	Manufactured Home
	Seasonal Housing
27.68	Lot (Less than 10 Acres)
39.86	Industrial with Building
30.85	Commercial
18.96	Agriculture (10 Acres or more w/ Building)
28.99	Oil/Gas/Min.
18.52	Land (More than 10 Acres)
23.59	ALL

Sullivan

Median Ratio Trimmed	Land Used Text
55.86	Residential
70.23	Manufactured Home
55.16	Seasonal Housing
70.83	Lot (Less than 10 Acres)
	Industrial with Building

109.37	Commercial
44.85	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
41.85	Land (More than 10 Acres)
55.05	ALL

Susquehanna

Median Ratio Trimmed	Land Used Text
22.90	Residential
21.92	Manufactured Home
18.28	Seasonal Housing
22.10	Lot (Less than 10 Acres)
	Industrial with Building
28.75	Commercial
19.86	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
17.40	Land (More than 10 Acres)
22.05	ALL

Tioga

Median Ratio Trimmed	Land Used Text
54.34	Residential
47.35	Manufactured Home
44.79	Seasonal Housing
49.73	Lot (Less than 10 Acres)
123.37	Industrial with Building
55.41	Commercial
45.19	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
41.97	Land (More than 10 Acres)
51.61	ALL

Union

Median Ratio Trimmed	Land Used Text
55.64	Residential
	Manufactured Home
27.30	Seasonal Housing

48.33	Lot (Less than 10 Acres)
	Industrial with Building
71.24	Commercial
46.02	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
55.55	ALL

Venango

Median Ratio Trimmed	Land Used Text
66.52	Residential
75.63	Manufactured Home
86.12	Seasonal Housing
74.38	Lot (Less than 10 Acres)
93.68	Industrial with Building
75.76	Commercial
54.62	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
34.72	Land (More than 10 Acres)
65.75	ALL

Warren

Median Ratio Trimmed	Land Used Text
20.06	Residential
21.35	Manufactured Home
16.90	Seasonal Housing
17.37	Lot (Less than 10 Acres)
	Industrial with Building
23.10	Commercial
11.43	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
7.51	Land (More than 10 Acres)
18.95	ALL

Washington

Median Ratio Trimmed	Land Used Text
83.88	Residential

90.16	Manufactured Home
	Seasonal Housing
93.83	Lot (Less than 10 Acres)
83.47	Industrial with Building
90.45	Commercial
91.73	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
79.22	Land (More than 10 Acres)
84.28	ALL

Wayne

Median Ratio Trimmed	Land Used Text
54.82	Residential
59.80	Manufactured Home
70.00	Seasonal Housing
82.33	Lot (Less than 10 Acres)
85.08	Industrial with Building
64.75	Commercial
60.30	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
52.00	Land (More than 10 Acres)
57.00	ALL

Westmoreland

Median Ratio Trimmed	Land Used Text
11.08	Residential
	Manufactured Home
	Seasonal Housing
9.44	Lot (Less than 10 Acres)
13.02	Industrial with Building
13.74	Commercial
6.03	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
10.98	ALL

Wyoming

Median Ratio Trimmed	Land Used Text
14.74	Residential
13.83	Manufactured Home
	Seasonal Housing
7.62	Lot (Less than 10 Acres)
	Industrial with Building
15.31	Commercial
13.75	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
7.43	Land (More than 10 Acres)
14.19	ALL

York

Median Ratio Trimmed	Land Used Text
66.36	Residential
69.34	Manufactured Home
	Seasonal Housing
12.45	Lot (Less than 10 Acres)
59.46	Industrial with Building
68.98	Commercial
44.81	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
30.85	Land (More than 10 Acres)
65.91	ALL