

May 17, 2023

The State Tax Equalization Board has established a Common Level Ratio for each county in the Commonwealth for the calendar year 2022. 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 2022 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 2022.

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 2022.

The Common Level Ratios for 2022 are listed on the back of this page.

STATE TAX EQUALIZATION BOARD

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

2022 COMMON LEVEL RATIOS - Certified

Ratios to be used from July 1, 2023 to June 30, 2024

County	CLR
*Adams	83.9
*Allegheny	54.5
Armstrong	45.4
Beaver	14.7
*Bedford	63.2
*Berks	39.8
*Blair	83.6
Bradford	20.9
*Bucks	6.7
*Butler	6.5
*Cambria	14.3
Cameron	20.2
Carbon	20.8
Centre	18.5
*Chester	36.0
*Clarion	25.7
Clearfield	13.3
*Clinton	58.6
Columbia	16.0
Crawford	19.1
*Cumberland	80.9
*Dauphin	46.6
*Delaware	65.8
Elk	22.0
*Erie	63.1
*Fayette	49.0
*Forest	16.0
*Franklin	8.6
*Fulton	23.0
*Greene	38.8
Huntingdon	13.9
*Indiana	90.4
*Jefferson	25.5
*Juniata	10.1
*Lackawanna	6.8
*Lancaster	60.4
*Lawrence	53.7
*Lebanon	62.8
*Lehigh	56.8
*Luzerne	69.4

County	CLR
*Lycoming	51.3
*McKean	57.6
Mercer	13.0
Mifflin	25.6
*Monroe	56.2
*Montgomery	35.5
*Montour	50.4
Northampton	19.4
*Northumberland	10.9
*Perry	66.2
^*Philadelphia	93.5
Pike	10.4
*Potter	18.0
Schuylkill	22.9
*Snyder	10.5
Somerset	21.1
*Sullivan	50.9
Susquehanna	19.6
*Tioga	47.2
*Union	52.2
*Venango	57.5
Warren	17.0
*Washington	75.3
^*Wayne	50.5
*Westmoreland	10.0
Wyoming	13.4
*York	56.9

*COUNTIES WITH A PREDETERMINED ASSESSMENT RATIO OF 100

^Philadelphia & Wayne – January 2023 Reassessment – Use 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>

2022 COD and PRD – NOT Certified

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

County	COD	PRD
Adams	13.84	1.0224
Allegheny	19.88	1.0023
Armstrong	50.48	1.4157
Beaver	34.97	1.1781
Bedford	25.26	1.0729
Berks	23.99	1.088
Blair	11.08	1.0265
Bradford	38.69	1.1739
Bucks	17.23	1.0389
Butler	22.54	1.0438
Cambria	47.49	1.1642
Cameron	63.4	1.9077
Carbon	36.84	1.1641
Centre	20.07	1.0402
Chester	16.31	1.0076
Clarion	58.95	1.1938
Clearfield	70.14	1.5835
Clinton	31.48	1.0851
Columbia	32.29	1.0676
Crawford	49.49	1.195
Cumberland	15.07	1.0414
Dauphin	23.28	1.0386
Delaware	22.77	1.0354
Elk	46.81	1.3885
Erie	19.68	1.038
Fayette	49.48	1.291
Forest	36.25	1.1164
Franklin	13.69	0.9965
Fulton	29.56	1.1218
Greene	59.52	1.3101
Huntingdon	41.51	1.1698
Indiana	25	1.0968
Jefferson	55.52	1.2558
Juniata	20.82	0.999
Lackawanna	40.74	1.1692
Lancaster	15.24	1.0161
Lawrence	33.23	1.1218
Lebanon	12.92	1.0344
Lehigh	18.67	1.1084
Luzerne	33.12	1.1189

County	COD	PRD
Lycoming	24.57	1.0881
McKean	41.44	1.2738
Mercer	47.71	1.2689
Mifflin	37.56	1.2472
Monroe	36.33	1.1168
Montgomery	17.1	1.0312
Montour	21.79	1.0138
Northampton	16.17	1.0385
Northumberland	41.36	1.2531
Perry	28.49	1.1027
Philadelphia	13.53	0.997
Pike	35.73	1.2357
Potter	41.34	1.1568
Schuylkill	44.17	1.2237
Snyder	26.68	0.9792
Somerset	50.23	1.3267
Sullivan	32.01	1.1517
Susquehanna	44.95	1.2454
Tioga	30.69	1.1195
Union	24.57	1.0891
Venango	48	1.2609
Warren	55.3	1.2902
Washington	13.93	1.0048
Wayne	33.50	1.1642
Westmoreland	30.81	1.0747
Wyoming	23.91	0.994
York	14.56	0.987

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

2022 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
83.19	Residential
88.54	Manufactured Home
74.69	Seasonal Housing
105.00	Lot (Less than 10 Acres)
82.85	Industrial with Building
92.62	Commercial
87.08	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
92.96	Land (More than 10 Acres)
83.88	ALL

Allegheny

Median Ratio Trimmed	Land Used Text
54.44	Residential
41.33	Manufactured Home
	Seasonal Housing
49.18	Lot (Less than 10 Acres)
79.00	Industrial with Building
59.89	Commercial
68.20	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
79.25	Land (More than 10 Acres)
54.46	ALL

Armstrong

Median Ratio Trimmed	Land Used Text
45.80	Residential
78.37	Manufactured Home
	Seasonal Housing
44.34	Lot (Less than 10 Acres)
	Industrial with Building
40.26	Commercial

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

Beaver

Median Ratio Trimmed	Land Used Text
14.41	Residential
20.27	Manufactured Home
	Seasonal Housing
25.00	Lot (Less than 10 Acres)
22.87	Industrial with Building
21.24	Commercial
13.57	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
17.07	Land (More than 10 Acres)
14.66	ALL

Bedford

Median Ratio Trimmed	Land Used Text
62.51	Residential
61.64	Manufactured Home
47.50	Seasonal Housing
67.96	Lot (Less than 10 Acres)
	Industrial with Building
72.04	Commercial
64.09	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
65.97	Land (More than 10 Acres)
63.22	ALL

Berks

Median Ratio Trimmed	Land Used Text
39.76	Residential
47.98	Manufactured Home
	Seasonal Housing
33.33	Lot (Less than 10 Acres)

42.27	Industrial with Building
42.97	Commercial
31.91	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
22.04	Land (More than 10 Acres)
39.75	ALL

Blair

Median Ratio Trimmed	Land Used Text
89.48	Residential
82.17	Manufactured Home
	Seasonal Housing
94.04	Lot (Less than 10 Acres)
	Industrial with Building
146.41	Commercial
105.48	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
90.89	ALL

Bradford

Median Ratio Trimmed	Land Used Text
20.83	Residential
	Manufactured Home
17.45	Seasonal Housing
25.24	Lot (Less than 10 Acres)
37.04	Industrial with Building
26.96	Commercial
17.81	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
15.86	Land (More than 10 Acres)
20.93	ALL

Bucks

Median Ratio Trimmed	Land Used Text
6.67	Residential

	Manufactured Home
	Seasonal Housing
3.83	Lot (Less than 10 Acres)
6.05	Industrial with Building
7.38	Commercial
5.40	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
4.85	Land (More than 10 Acres)
6.65	ALL

Butler

Median Ratio Trimmed	Land Used Text
6.59	Residential
	Manufactured Home
12.40	Seasonal Housing
2.76	Lot (Less than 10 Acres)
2.33	Industrial with Building
7.81	Commercial
6.11	Agriculture (10 Acres or more w/ Building)
177.93	Oil/Gas/Min.
	Land (More than 10 Acres)
6.48	ALL

Cambria

Median Ratio Trimmed	Land Used Text
14.74	Residential
	Manufactured Home
	Seasonal Housing
6.82	Lot (Less than 10 Acres)
17.74	Industrial with Building
17.86	Commercial
8.74	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
1.98	Land (More than 10 Acres)
14.29	ALL

Cameron

Median Ratio Trimmed	Land Used Text
26.14	Residential
	Manufactured Home
17.85	Seasonal Housing
11.94	Lot (Less than 10 Acres)
19.85	Industrial with Building
17.85	Commercial
14.47	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
5.26	Land (More than 10 Acres)
20.17	ALL

Carbon

Median Ratio Trimmed	Land Used Text
20.70	Residential
45.00	Manufactured Home
	Seasonal Housing
23.88	Lot (Less than 10 Acres)
115.54	Industrial with Building
25.58	Commercial
24.31	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
8.99	Land (More than 10 Acres)
20.80	ALL

Centre

Median Ratio Trimmed	Land Used Text
18.51	Residential
20.42	Manufactured Home
16.28	Seasonal Housing
17.97	Lot (Less than 10 Acres)
	Industrial with Building
20.59	Commercial
17.64	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
16.14	Land (More than 10 Acres)

18.48	ALL
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Chester

Median Ratio Trimmed	Land Used Text
35.99	Residential
41.15	Manufactured Home
	Seasonal Housing
35.88	Lot (Less than 10 Acres)
34.71	Industrial with Building
39.83	Commercial
29.93	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
24.50	Land (More than 10 Acres)
36.01	ALL

Clarion

Median Ratio Trimmed	Land Used Text
26.99	Residential
	Manufactured Home
	Seasonal Housing
17.89	Lot (Less than 10 Acres)
	Industrial with Building
58.18	Commercial
17.83	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
5.70	Land (More than 10 Acres)
25.73	ALL

Clearfield

Median Ratio Trimmed	Land Used Text
12.74	Residential
10.47	Manufactured Home
	Seasonal Housing
60.00	Lot (Less than 10 Acres)
	Industrial with Building
14.15	Commercial
10.24	Agriculture (10 Acres or more w/ Building)

	Oil/Gas/Min.
40.00	Land (More than 10 Acres)
13.29	ALL

Clinton

Median Ratio Trimmed	Land Used Text
58.46	Residential
49.80	Manufactured Home
43.70	Seasonal Housing
59.40	Lot (Less than 10 Acres)
59.35	Industrial with Building
62.11	Commercial
45.15	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
49.28	Land (More than 10 Acres)
58.56	ALL

Columbia

Median Ratio Trimmed	Land Used Text
16.50	Residential
	Manufactured Home
17.73	Seasonal Housing
11.10	Lot (Less than 10 Acres)
24.01	Industrial with Building
17.93	Commercial
13.73	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
11.91	Land (More than 10 Acres)
16.00	ALL

Crawford

Median Ratio Trimmed	Land Used Text
20.95	Residential
22.80	Manufactured Home
13.60	Seasonal Housing
10.83	Lot (Less than 10 Acres)
34.69	Industrial with Building

25.35	Commercial
14.38	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
4.55	Land (More than 10 Acres)
19.07	ALL

Cumberland

Median Ratio Trimmed	Land Used Text
81.88	Residential
79.87	Manufactured Home
75.58	Seasonal Housing
57.22	Lot (Less than 10 Acres)
89.45	Industrial with Building
81.76	Commercial
69.73	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
78.91	Land (More than 10 Acres)
80.86	ALL

Dauphin

Median Ratio Trimmed	Land Used Text
46.72	Residential
39.20	Manufactured Home
44.33	Seasonal Housing
38.56	Lot (Less than 10 Acres)
43.31	Industrial with Building
48.41	Commercial
39.44	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
31.51	Land (More than 10 Acres)
46.55	ALL

Delaware

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

	Lot (Less than 10 Acres)
	Industrial with Building
75.62	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
65.81	ALL

Elk

Median Ratio Trimmed	Land Used Text
23.32	Residential
	Manufactured Home
16.13	Seasonal Housing
22.50	Lot (Less than 10 Acres)
21.25	Industrial with Building
25.19	Commercial
17.97	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
7.83	Land (More than 10 Acres)
22.01	ALL

Erie

Median Ratio Trimmed	Land Used Text
63.35	Residential
59.91	Manufactured Home
	Seasonal Housing
64.24	Lot (Less than 10 Acres)
54.80	Industrial with Building
67.13	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
54.28	Land (More than 10 Acres)
63.08	ALL

Fayette

Median Ratio Trimmed	Land Used Text
49.22	Residential

76.74	Manufactured Home
	Seasonal Housing
48.67	Lot (Less than 10 Acres)
	Industrial with Building
56.08	Commercial
34.50	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
29.53	Land (More than 10 Acres)
49.02	ALL

Forest

Median Ratio Trimmed	Land Used Text
19.00	Residential
15.91	Manufactured Home
13.77	Seasonal Housing
17.00	Lot (Less than 10 Acres)
	Industrial with Building
21.42	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
	Land (More than 10 Acres)
16.00	ALL

Franklin

Median Ratio Trimmed	Land Used Text
8.65	Residential
7.59	Manufactured Home
7.69	Seasonal Housing
7.24	Lot (Less than 10 Acres)
11.52	Industrial with Building
9.09	Commercial
6.54	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
6.05	Land (More than 10 Acres)
8.62	ALL

Fulton

Median Ratio Trimmed	Land Used Text
25.40	Residential
26.10	Manufactured Home
	Seasonal Housing
18.50	Lot (Less than 10 Acres)
	Industrial with Building
18.15	Commercial
20.76	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
17.00	Land (More than 10 Acres)
22.99	ALL

Greene

Median Ratio Trimmed	Land Used Text
39.57	Residential
	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
55.99	Industrial with Building
70.68	Commercial
28.15	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
38.28	Land (More than 10 Acres)
38.75	ALL

Huntingdon

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

13.86	ALL
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Indiana

Median Ratio Trimmed	Land Used Text
88.38	Residential
90.98	Manufactured Home
	Seasonal Housing
100.00	Lot (Less than 10 Acres)
76.08	Industrial with Building
108.20	Commercial
85.26	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
103.17	Land (More than 10 Acres)
90.38	ALL

Jefferson

Median Ratio Trimmed	Land Used Text
26.71	Residential
37.53	Manufactured Home
	Seasonal Housing
20.00	Lot (Less than 10 Acres)
35.91	Industrial with Building
35.76	Commercial
17.87	Agriculture (10 Acres or more w/ Building)
18.64	Oil/Gas/Min.
5.83	Land (More than 10 Acres)
25.48	ALL

Juniata

Median Ratio Trimmed	Land Used Text
10.11	Residential
10.08	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
	Industrial with Building
	Commercial
	Agriculture (10 Acres or more w/ Building)

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

Lackawanna

Median Ratio Trimmed	Land Used Text
6.62	Residential
11.39	Manufactured Home
23.33	Seasonal Housing
13.33	Lot (Less than 10 Acres)
8.46	Industrial with Building
8.79	Commercial
5.29	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
4.35	Land (More than 10 Acres)
6.79	ALL

Lancaster

Median Ratio Trimmed	Land Used Text
60.40	Residential
69.13	Manufactured Home
69.30	Seasonal Housing
64.42	Lot (Less than 10 Acres)
52.89	Industrial with Building
62.62	Commercial
53.15	Agriculture (10 Acres or more w/ Building)
44.47	Oil/Gas/Min.
48.34	Land (More than 10 Acres)
60.42	ALL

Lawrence

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

78.18	Commercial
46.38	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
48.94	Land (More than 10 Acres)
53.73	ALL

Lebanon

Median Ratio Trimmed	Land Used Text
63.17	Residential
62.38	Manufactured Home
60.20	Seasonal Housing
62.41	Lot (Less than 10 Acres)
71.57	Industrial with Building
52.77	Commercial
60.92	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
62.73	Land (More than 10 Acres)
62.76	ALL

Lehigh

Median Ratio Trimmed	Land Used Text
56.94	Residential
61.52	Manufactured Home
	Seasonal Housing
41.54	Lot (Less than 10 Acres)
50.05	Industrial with Building
60.21	Commercial
71.25	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
63.25	Land (More than 10 Acres)
56.78	ALL

Luzerne

Median Ratio Trimmed	Land Used Text
67.18	Residential
93.09	Manufactured Home
77.50	Seasonal Housing

99.31	Lot (Less than 10 Acres)
95.00	Industrial with Building
88.41	Commercial
79.43	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
87.20	Land (More than 10 Acres)
69.38	ALL

Lycoming

Median Ratio Trimmed	Land Used Text
51.98	Residential
62.04	Manufactured Home
42.50	Seasonal Housing
53.24	Lot (Less than 10 Acres)
53.82	Industrial with Building
47.67	Commercial
38.94	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
31.24	Land (More than 10 Acres)
51.34	ALL

McKean

Median Ratio Trimmed	Land Used Text
56.95	Residential
69.80	Manufactured Home
	Seasonal Housing
73.06	Lot (Less than 10 Acres)
64.44	Industrial with Building
84.30	Commercial
40.70	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
51.51	Land (More than 10 Acres)
57.62	ALL

Mercer

Median Ratio Trimmed	Land Used Text
13.26	Residential

15.43	Manufactured Home
	Seasonal Housing
10.57	Lot (Less than 10 Acres)
11.25	Industrial with Building
18.60	Commercial
7.92	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
3.59	Land (More than 10 Acres)
13.04	ALL

Mifflin

Median Ratio Trimmed	Land Used Text
25.49	Residential
38.66	Manufactured Home
	Seasonal Housing
26.90	Lot (Less than 10 Acres)
	Industrial with Building
30.28	Commercial
15.88	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
14.08	Land (More than 10 Acres)
25.58	ALL

Monroe

Median Ratio Trimmed	Land Used Text
53.61	Residential
45.82	Manufactured Home
161.96	Seasonal Housing
98.67	Lot (Less than 10 Acres)
66.61	Industrial with Building
70.12	Commercial
	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
61.61	Land (More than 10 Acres)
56.23	ALL

Montgomery

Median Ratio Trimmed	Land Used Text
35.57	Residential
50.26	Manufactured Home
	Seasonal Housing
22.38	Lot (Less than 10 Acres)
31.87	Industrial with Building
36.92	Commercial
56.86	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
19.27	Land (More than 10 Acres)
35.52	ALL

Montour

Median Ratio Trimmed	Land Used Text
51.56	Residential
66.00	Manufactured Home
	Seasonal Housing
44.66	Lot (Less than 10 Acres)
	Industrial with Building
54.50	Commercial
47.95	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
35.52	Land (More than 10 Acres)
50.40	ALL

Northampton

Median Ratio Trimmed	Land Used Text
19.45	Residential
24.00	Manufactured Home
	Seasonal Housing
16.28	Lot (Less than 10 Acres)
13.88	Industrial with Building
16.28	Commercial
16.19	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
17.65	Land (More than 10 Acres)

19.37	ALL
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Northumberland

Median Ratio Trimmed	Land Used Text
11.28	Residential
	Manufactured Home
	Seasonal Housing
7.34	Lot (Less than 10 Acres)
9.82	Industrial with Building
15.57	Commercial
7.38	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
2.43	Land (More than 10 Acres)
10.93	ALL

Perry

Median Ratio Trimmed	Land Used Text
66.93	Residential
61.25	Manufactured Home
66.81	Seasonal Housing
60.47	Lot (Less than 10 Acres)
45.60	Industrial with Building
61.93	Commercial
64.61	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
66.54	Land (More than 10 Acres)
66.22	ALL

Philadelphia

Median Ratio Trimmed	Land Used Text
93.31	Residential
	Manufactured Home
	Seasonal Housing
100.00	Lot (Less than 10 Acres)
89.03	Industrial with Building
98.84	Commercial
	Agriculture (10 Acres or more w/ Building)

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

Pike

Median Ratio Trimmed	Land Used Text
9.92	Residential
11.15	Manufactured Home
	Seasonal Housing
23.20	Lot (Less than 10 Acres)
8.96	Industrial with Building
9.94	Commercial
10.34	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
6.28	Land (More than 10 Acres)
10.39	ALL

Potter

Median Ratio Trimmed	Land Used Text
18.09	Residential
23.00	Manufactured Home
16.80	Seasonal Housing
17.75	Lot (Less than 10 Acres)
	Industrial with Building
31.31	Commercial
18.55	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
12.06	Land (More than 10 Acres)
18.00	ALL

Schuylkill

Median Ratio Trimmed	Land Used Text
23.16	Residential
21.41	Manufactured Home
17.33	Seasonal Housing
19.09	Lot (Less than 10 Acres)
21.20	Industrial with Building

25.42	Commercial
10.60	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
5.73	Land (More than 10 Acres)
22.92	ALL

Snyder

Median Ratio Trimmed	Land Used Text
10.56	Residential
	Manufactured Home
	Seasonal Housing
	Lot (Less than 10 Acres)
7.77	Industrial with Building
11.12	Commercial
6.88	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
2.16	Land (More than 10 Acres)
10.50	ALL

Somerset

Median Ratio Trimmed	Land Used Text
20.87	Residential
25.83	Manufactured Home
	Seasonal Housing
25.22	Lot (Less than 10 Acres)
392.08	Industrial with Building
31.05	Commercial
15.84	Agriculture (10 Acres or more w/ Building)
22.20	Oil/Gas/Min.
16.81	Land (More than 10 Acres)
21.05	ALL

Sullivan

Median Ratio Trimmed	Land Used Text
53.27	Residential
50.89	Manufactured Home
47.46	Seasonal Housing

64.72	Lot (Less than 10 Acres)
	Industrial with Building
69.56	Commercial
38.32	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
37.56	Land (More than 10 Acres)
50.86	ALL

Susquehanna

Median Ratio Trimmed	Land Used Text
20.55	Residential
23.86	Manufactured Home
13.60	Seasonal Housing
21.33	Lot (Less than 10 Acres)
23.79	Industrial with Building
28.17	Commercial
15.38	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
16.77	Land (More than 10 Acres)
19.59	ALL

Tioga

Median Ratio Trimmed	Land Used Text
47.92	Residential
51.73	Manufactured Home
35.90	Seasonal Housing
41.67	Lot (Less than 10 Acres)
45.53	Industrial with Building
56.69	Commercial
37.81	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
33.73	Land (More than 10 Acres)
47.23	ALL

Union

Median Ratio Trimmed	Land Used Text
52.84	Residential

83.59	Manufactured Home
31.79	Seasonal Housing
50.89	Lot (Less than 10 Acres)
50.29	Industrial with Building
67.34	Commercial
41.25	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
16.32	Land (More than 10 Acres)
52.20	ALL

Venango

Median Ratio Trimmed	Land Used Text
60.42	Residential
57.85	Manufactured Home
60.09	Seasonal Housing
69.73	Lot (Less than 10 Acres)
71.05	Industrial with Building
60.49	Commercial
43.28	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
37.63	Land (More than 10 Acres)
57.51	ALL

Warren

Median Ratio Trimmed	Land Used Text
17.94	Residential
20.03	Manufactured Home
16.68	Seasonal Housing
17.05	Lot (Less than 10 Acres)
44.47	Industrial with Building
35.96	Commercial
11.59	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
7.52	Land (More than 10 Acres)
17.00	ALL

Washington

Median Ratio Trimmed	Land Used Text
75.18	Residential
74.69	Manufactured Home
	Seasonal Housing
80.00	Lot (Less than 10 Acres)
	Industrial with Building
86.53	Commercial
62.50	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
64.48	Land (More than 10 Acres)
75.30	ALL

Wayne

Median Ratio Trimmed	Land Used Text
48.57	Residential
59.01	Manufactured Home
59.17	Seasonal Housing
72.86	Lot (Less than 10 Acres)
	Industrial with Building
54.99	Commercial
66.50	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
49.27	Land (More than 10 Acres)
50.51	ALL

Westmoreland

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

9.99	ALL
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Wyoming

Median Ratio Trimmed	Land Used Text
13.65	Residential
13.36	Manufactured Home
	Seasonal Housing
5.95	Lot (Less than 10 Acres)
	Industrial with Building
17.35	Commercial
11.61	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
6.12	Land (More than 10 Acres)
13.35	ALL

York

Median Ratio Trimmed	Land Used Text
57.20	Residential
56.00	Manufactured Home
	Seasonal Housing
44.23	Lot (Less than 10 Acres)
61.64	Industrial with Building
55.77	Commercial
52.70	Agriculture (10 Acres or more w/ Building)
	Oil/Gas/Min.
42.96	Land (More than 10 Acres)
56.92	ALL