

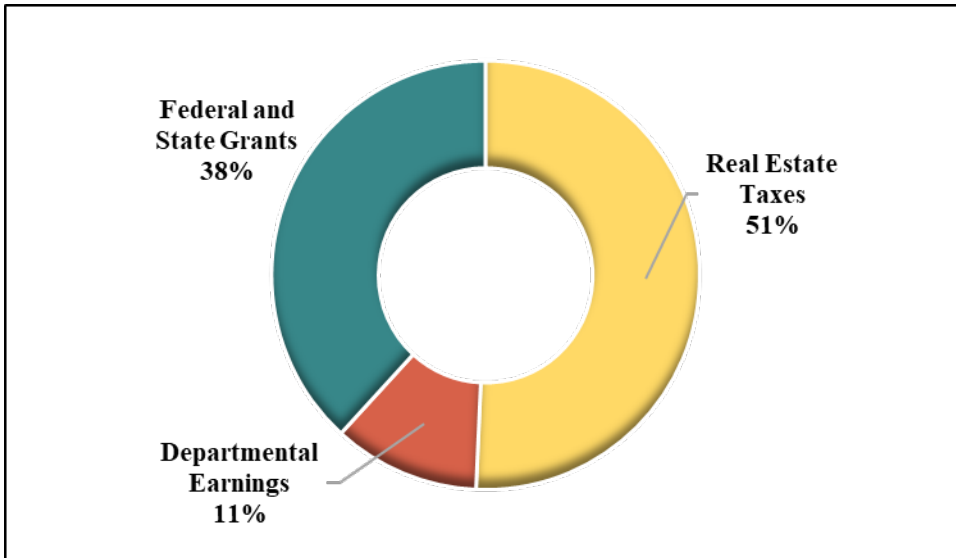
Proposed Montgomery
County Pennsylvania
2023 Budget

Proposed: November 17, 2022

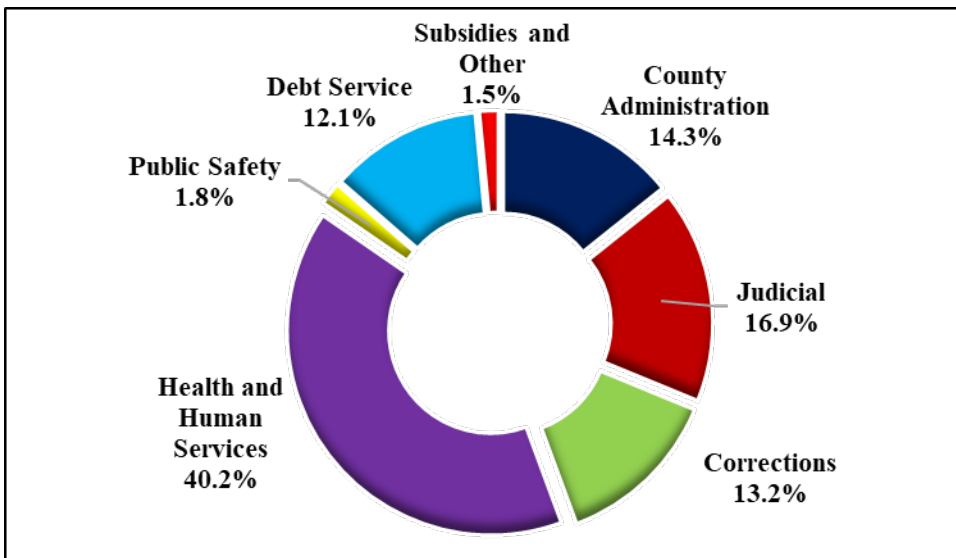
2023 PROPOSED BUDGET

GENERAL FUND

Operating Revenues By Major Category



Operating Expenditures By Function



General Fund Highlights

Revenues
\$512,110,242

Expenditures
\$530,679,196

Ending Unassigned Fund Balance
\$92,908,049
(18.14% of General Fund Revenue)

2023 Real Estate Tax (RET) Millage Rate

County: 4.237
MCCC: 0.390

Average Single Family Home with \$430,400 market value pays \$722 of County RET in 2023

GENERAL FUND BUDGET SUMMARY

BUDGET SUMMARY	2022 Budget	2022 Projected	Proposed 2023 Budget
Real Estate Valuation (Billions)	\$ 62.375	\$ 62.400	\$ 62.700
Montgomery County Community College Tax Rate (Mills)	0.39	0.39	0.39
General Fund Operating Tax Rate (Mills)	3.923	3.923	4.237
Net Current Taxes	233,983,625	233,560,300	253,576,248
Prior Year Taxes	5,982,400	6,058,400	6,122,000
Total Real Estate Taxes	\$ 239,966,025	\$ 239,618,700	\$ 259,698,248
Departmental and Other Revenue	56,544,632	66,335,856	56,861,614
Grant Revenue	190,061,726	230,127,671	195,550,380
Total Revenues	\$ 486,572,383	\$ 536,082,227	\$ 512,110,242
Fund Balance January 1 (Unassigned)	97,972,502	91,416,115	106,477,003
Total Revenues and Beginning Fund Balance	584,544,885	627,498,342	618,587,245
Total Expenditures	\$ 498,561,485	\$ 521,021,339	\$ 530,679,196
Revenues in Excess of Expenditures	(11,989,102)	15,060,888	(18,568,954)
Other Funding Sources:			
Appropriation of Assigned Fund Balance (Pension)	5,000,000		
Appropriation of Assigned Fund Balance (Debt Service)	6,900,000	-	5,000,000
Appropriation of Unassigned Fund Balance	89,102		13,568,954
Total Other Funding Sources	\$ 11,989,102	\$ -	\$ 18,568,954
Fund Balance December 31 (Unassigned)	\$ 97,883,400	\$ 106,477,003	\$ 92,908,049
Ending Fund Balance as a Percentage of Revenues	20.12%	19.86%	18.14%

GENERAL FUND DEPARTMENTAL REVENUES

DEPARTMENT	2022 Budget	2022 Projected	Proposed 2023 Budget
Adult Probation	\$ 2,162,093	\$ 1,444,061	\$ 905,061
Assets and Infrastructure	1,796,401	1,727,506	1,785,419
Board of Assessment	100,000	100,000	100,000
Children and Youth	450,000	356,000	356,000
Clerk of Courts	3,800,000	3,471,650	4,353,000
Commerce	1,757,334	1,829,568	1,855,000
Commissioners	60,000	-	-
Conservation District	1,063,842	1,060,333	1,148,356
Coroner	435,000	565,000	510,000
Correctional Facility	939,486	1,112,084	1,181,546
Courts and Treatment Court	339,999	323,985	331,000
Developmental Disabilities	6,000	-	4,000
District Attorney	139,000	120,682	139,000
Domestic Relations	4,650,247	4,899,726	4,890,993
Drug and Alcohol Programs	435,984	2,000	140,000
Early Intervention	-	3,611	-
Health Department	3,251,574	1,850,884	1,888,688
Housing	1,318,789	1,537,344	1,598,149
Information Technology Solutions	34,000	45,000	43,000
Jury Board	-	37,500	40,000
Juvenile Probation	83,814	100,032	121,472
Law Library	5,000	8,000	8,000
Magisterial District Court	2,200,000	2,112,000	2,300,000
Mental Health	830,000	402,786	30,000
Other	4,818,000	15,221,000	7,350,000
Parkhouse and Assisted Living	14,208	14,208	-
Planning Commission	929,565	1,064,079	970,518
Prothonotary	3,717,132	3,021,140	3,396,382
Public Defender	15,000	13,000	12,000
Public Safety	2,065,784	3,310,784	2,105,820
Purchasing	500	-	500
Recorder of Deeds	6,300,000	8,503,000	6,016,000
Recovery Office	-	-	1,347,009
Register of Wills	3,025,000	3,325,000	3,121,000
Senior Services	1,741,500	1,712,069	1,755,000
Sheriff	3,727,030	2,441,814	2,563,814
Tax Claim Bureau	3,106,000	3,215,000	3,256,000
Tax Collectors	490,000	486,300	490,000
Treasurer	655,000	541,616	562,000
Voter Services	-	213,000	-
Youth Centers	81,350	144,094	186,887
Total Departmental Revenue	\$ 56,544,632	\$ 66,335,856	\$ 56,861,614

GENERAL FUND DEPARTMENTAL GRANT REVENUES

DEPARTMENT	2022 Budget	2022 Projected	Proposed 2023 Budget
Assets and Infrastructure	\$ 500,000	\$ 500,000	\$ 500,000
Children and Youth	30,032,123	32,795,842	34,491,895
Commerce	64,172	55,725	57,000
Community Connections	161,461	40,000	154,800
Coroner	10,000	-	10,000
Correctional Facility	-	58,000	-
Courts and Treatment Court	1,216,936	1,216,426	1,254,200
Day Care	38,309,475	89,725,987	46,967,606
Developmental Disabilities	9,959,310	10,467,948	11,400,659
District Attorney	425,000	260,000	425,000
Drug and Alcohol Programs	8,659,954	6,106,531	7,718,283
Early Intervention	9,276,603	9,257,662	9,936,865
Health Department	30,541,747	21,381,656	20,858,432
Housing	693,937	464,051	631,357
Juvenile Probation	6,216,561	3,307,719	2,833,147
Mental Health	33,785,082	33,571,558	34,887,197
Planning Commission	178,178	232,860	191,000
Public Safety	805,456	805,456	904,989
Register of Wills	58,000	200,000	300,000
Senior Services	16,152,129	15,703,056	16,465,467
Tax Collectors	211,274	245,173	245,173
Veterans Affairs	-	8,176	-
Voter Services	-	1,619,607	3,074,475
Youth Centers	2,804,328	2,104,238	2,242,835
Total Grant Revenue	<u>\$ 190,061,726</u>	<u>\$ 230,127,671</u>	<u>\$ 195,550,380</u>

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2022 Adopted Budget	2022 Projected	Proposed 2023 Budget
<u>County Administration</u>			
Assets and Infrastructure	\$ 15,801,713	\$ 15,255,504	\$ 17,502,566
Board of Assessment	3,955,700	3,833,891	4,191,542
Commerce	2,915,538	2,716,471	3,020,071
Commissioners	5,650,417	5,911,056	6,440,457
Controller	2,464,477	2,442,060	2,712,675
Human Resources	1,152,894	1,147,576	1,539,395
Information Technology Solutions	9,703,453	8,978,748	10,618,444
Planning Commission	5,184,439	4,931,153	5,555,791
Public Defender	6,831,149	6,062,565	7,343,586
Purchasing	1,062,254	1,011,040	1,159,217
Recorder of Deeds	1,766,999	1,640,594	1,828,470
Recovery Office	-	382,593	1,362,748
Security	1,946,134	1,759,171	2,115,953
Tax Claim Bureau	1,092,508	883,135	961,514
Tax Collectors	2,254,000	2,381,548	2,385,000
Treasurer	939,055	940,423	1,064,392
Voter Services	6,188,376	5,181,654	5,879,939
<i>Total County Administration</i>	<u>68,909,106</u>	<u>65,459,182</u>	<u>75,681,760</u>
<u>Judicial</u>			
Clerk of Courts	2,626,667	2,345,173	2,484,947
Coroner	2,325,674	2,312,883	2,224,455
Court Appointed	1,655,000	1,655,000	1,769,900
Courts and Treatment Court	20,413,450	19,138,453	21,949,048
District Attorney	20,837,791	19,147,999	21,074,746
Domestic Relations	7,339,405	6,715,944	7,578,595
Jury Board	668,886	657,698	714,126
Law Library	804,268	764,317	861,897
Magisterial District Court	11,048,956	10,495,355	11,638,464
Pre-Trial Services	1,570,981	1,257,275	2,307,517
Prothonotary	2,116,444	2,029,900	2,227,266
Register of Wills	1,512,923	1,533,085	1,553,206
Sheriff and Central Processing	12,271,167	10,961,862	13,002,600
Supervision Services	259,396	254,973	343,568
<i>Total Judicial</i>	<u>85,451,008</u>	<u>79,269,917</u>	<u>89,730,335</u>
<u>Corrections</u>			
Adult Probation	11,129,374	10,622,228	10,816,163
Correctional Facility	42,620,746	42,060,630	43,903,607
Child Care - Delinquent	7,334,500	3,319,217	4,805,500
Juvenile Probation	5,282,440	4,205,127	4,740,447
Youth Detention Center	5,208,779	4,590,976	5,659,732
<i>Total Corrections</i>	<u>71,575,839</u>	<u>64,798,178</u>	<u>69,925,449</u>

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2022 Adopted Budget	2022 Projected	Proposed 2023 Budget
<u>Human Services</u>			
Children and Youth Admin	36,397,448	36,592,050	42,165,954
Community Connections	155,004	147,214	154,800
Day Care	38,439,174	92,109,227	50,122,594
Developmental Disabilities	10,088,063	9,652,721	11,451,967
Drug and Alcohol Programs	9,131,383	6,239,756	8,013,495
Early Intervention	10,271,004	11,048,484	11,528,149
Health Department	37,175,658	25,162,200	27,835,547
Housing	2,070,521	1,689,579	2,415,539
Mental Health	35,759,734	34,542,223	36,106,871
Parkhouse and Assisted Living	52,000	52,000	-
Senior Services	20,277,483	18,233,118	21,053,530
Veterans Affairs	669,361	628,439	715,590
Youth Shelter Center	1,612,535	1,634,710	1,669,078
<i>Total Human Services</i>	<u>202,099,368</u>	<u>237,731,721</u>	<u>213,233,114</u>
<u>Public Safety</u>			
Emergency Preparedness	1,586,881	1,408,922	2,168,825
Fire Protection Services	1,425,656	1,213,808	1,552,120
Medical Service - Grant Admin	1,659,718	1,643,465	2,192,006
Public Safety - General Admin	3,240,040	2,514,157	3,503,645
Weapons Training Facility	197,357	196,929	226,145
<i>Total Public Safety</i>	<u>8,109,652</u>	<u>6,977,281</u>	<u>9,642,741</u>
<u>Other</u>			
Appropriations	13,039,083	10,982,220	11,244,386
Insurance	2,418,940	3,489,000	2,418,940
Debt Service	55,946,912	52,064,042	64,081,022
Other Expenses	(8,988,423)	249,798	(5,278,551)
<i>Total Other</i>	<u>\$ 62,416,512</u>	<u>\$ 66,785,060</u>	<u>\$ 72,465,797</u>
Total General Fund Expenditures	<u>\$ 498,561,485</u>	<u>\$ 521,021,339</u>	<u>\$ 530,679,196</u>

GENERAL FUND EXPENDITURES BY MAJOR CATEGORY

MAJOR EXPENDITURE CATEGORY	2022 Budget	Proposed 2023 Budget
Personnel Expense:		
Full-time Wages	\$ 148,411,376	\$ 159,518,665
Part-time Wages	5,157,076	4,834,364
Employee Benefits:		
Medical, Dental, and Long Term Disability	27,633,914	28,251,975
Social Security	10,601,473	11,217,337
Pension	19,286,754	22,212,258
Life Insurance, Unemployment, and Workers Compensation	1,292,345	1,304,671
Unused Leave Time	1,118,663	1,207,642
Tuition Reimbursement Program	167,027	167,189
Total Personnel Expenditures	<u>60,100,176</u>	<u>64,361,072</u>
Supplies/Maintenance/Training	13,471,791	14,396,957
Contracted Services	182,941,396	191,154,513
Equipment	1,436,686	1,665,376
Utilities	3,670,182	4,157,275
Debt Service	55,938,412	64,072,772
Subsidies/Earmarks	9,511,073	9,672,846
Other	17,923,317	16,845,356
Total Expenditures	<u>\$ 498,561,485</u>	<u>\$ 530,679,196</u>

MANAGED CARE SOLUTIONS FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania Grant	\$ 200,000,000	\$ 231,015,983
Interest Income	100,000	100,000
Total Revenues	\$ 200,100,000	\$ 231,115,983
Fund Balance January 1	5,472,943	30,059,355
Total Revenues and Beginning Fund Balance	\$ 205,572,943	\$ 261,175,338
<u>Expenditures</u>		
Salaries and Wages	\$ 1,021,587	\$ 1,196,949
Employee Benefits and Indirect Costs	336,524	397,409
Contracted Services	166,480,663	184,965,792
Operational Expenditures	34,420,848	47,103,664
Total Expenditures	\$ 202,259,622	\$ 233,663,814
Fund Balance December 31	3,313,321	27,511,524
Total Expenditures and Ending Fund Balance	\$ 205,572,943	\$ 261,175,338

EMERGENCY COMMUNICATIONS FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Wireless and Land Line Fees	\$ 16,793,528	\$ 17,600,221
General Fund Subsidy	2,053,472	-
Grants	243,544	-
Other	452,242	128,736
Total Revenues	\$ 19,542,786	\$ 17,728,957
Fund Balance January 1	4,025,805	5,484,781
Total Revenues and Beginning Fund Balance	\$ 23,568,591	\$ 23,213,738
<u>Expenditures</u>		
Salaries and Wages	\$ 10,420,129	\$ 10,578,573
Employee Benefits	3,698,463	3,843,944
Contracted Services	3,145,789	3,963,218
Operational Expenses	2,466,383	2,223,481
Total Expenditures	\$ 19,730,764	\$ 20,609,216
Fund Balance December 31	3,837,827	2,604,522
Total Expenditures and Ending Fund Balance	\$ 23,568,591	\$ 23,213,738

LIQUID FUELS TAX FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Commonwealth of Pennsylvania	\$ 1,598,000	\$ 1,726,500
Other	140,900	140,000
Total Revenues	<u>\$ 1,738,900</u>	<u>\$ 1,866,500</u>
Fund Balance January 1	3,166,505	3,325,202
Total Revenues and Beginning Fund Balance	<u><u>\$ 4,905,405</u></u>	<u><u>\$ 5,191,702</u></u>
<u>Expenditures</u>		
Salaries and Wages	\$ 687,580	\$ 808,489
Employee Benefits	276,941	342,970
Maintenance of Roads and Bridges	848,000	1,002,011
Total Expenditures	<u>\$ 1,812,521</u>	<u>\$ 2,153,470</u>
Fund Balance December 31	3,092,884	3,038,232
Total Expenditures and Ending Fund Balance	<u><u>\$ 4,905,405</u></u>	<u><u>\$ 5,191,702</u></u>

MOTOR VEHICLE REGISTRATION FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
County Motor Vehicle Registration Fee	\$ 3,700,000	\$ 3,970,000
Interest Income	1,500	25,000
Total Revenues	<u>\$ 3,701,500</u>	<u>\$ 3,995,000</u>
Fund Balance January 1	11,508,878	13,147,697
Total Revenues and Beginning Fund Balance	<u><u>\$ 15,210,378</u></u>	<u><u>\$ 17,142,697</u></u>
<u>Expenditures</u>		
County Transportation Improvement Program	\$ 1,000,000	\$ 1,000,000
Maintenance of Roads and Bridges	-	-
Debt Service	2,802,055	2,810,930
Total Expenditures	<u>\$ 3,802,055</u>	<u>\$ 3,810,930</u>
Fund Balance December 31	11,408,323	13,331,767
Total Expenditures and Ending Fund Balance	<u><u>\$ 15,210,378</u></u>	<u><u>\$ 17,142,697</u></u>

PROPERTY AND LIABILITY DAMAGE FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
General Fund Appropriation	\$ 700,000	\$ 750,000
Settlements and Premium Adjustments	100,000	100,000
Interest	-	-
Total Revenues	<u>\$ 800,000</u>	<u>\$ 850,000</u>
Fund Balance January 1	185,882	206,000
Total Revenues and Beginning Fund Balance	<u>\$ 985,882</u>	<u>\$ 1,056,000</u>
<u>Expenditures</u>		
Claims	\$ 700,000	\$ 800,000
Trustee and Legal Fees	50,000	50,000
General Administration	-	-
Total Expenditures	<u>\$ 750,000</u>	<u>\$ 850,000</u>
Fund Balance December 31	235,882	206,000
Total Expenditures and Ending Fund Balance	<u>\$ 985,882</u>	<u>\$ 1,056,000</u>

MONTGOMERY COUNTY COMMUNITY COLLEGE FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Real Estate Taxes	\$ 23,634,000	\$ 24,007,000
Total Revenues	<u>\$ 23,634,000</u>	<u>\$ 24,007,000</u>
Fund Balance January 1	-	-
Total Revenues and Beginning Fund Balance	<u>\$ 23,634,000</u>	<u>\$ 24,007,000</u>
<u>Expenditures</u>		
Transfer to Montgomery County Community College	\$ 23,634,000	\$ 24,007,000
Total Expenditures	<u>\$ 23,634,000</u>	<u>\$ 24,007,000</u>
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	<u>\$ 23,634,000</u>	<u>\$ 24,007,000</u>

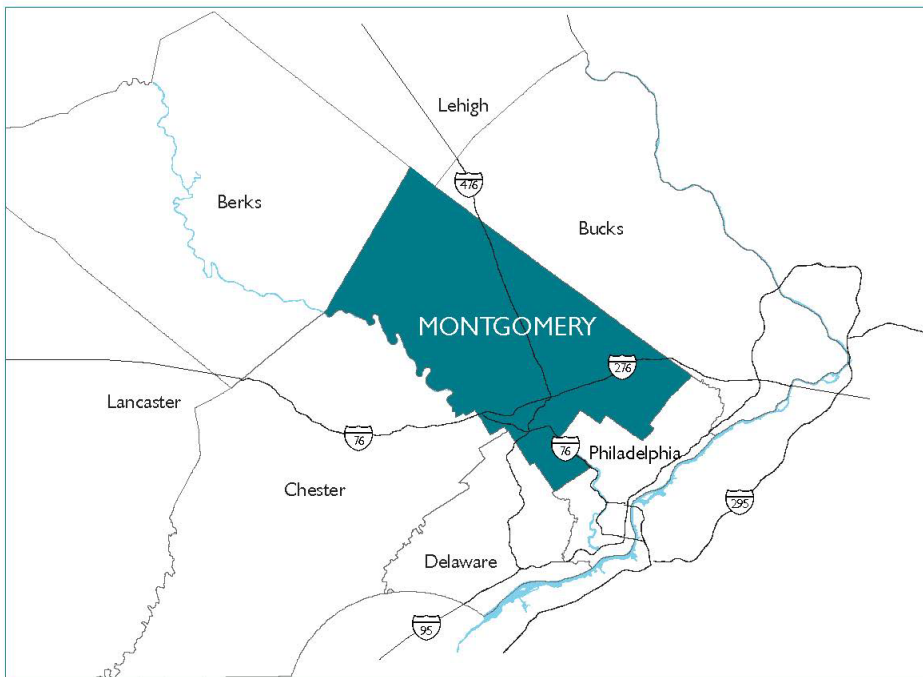
CAPITAL PROJECTS FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Capital Fund Bond Proceeds	\$ 163,832,775	\$ 149,039,849
Motor Vehicle Registration Bond Proceeds	13,222,360	14,885,000
Federal Grants	22,076,926	18,336,779
State Grants	5,168,696	6,330,323
Other	3,952,500	6,470,007
Total Revenues	<u>\$ 208,253,256</u>	<u>\$ 195,061,957</u>
Fund Balance January 1	36,800,000	74,700,000
Total Revenues and Beginning Fund Balance	<u><u>\$ 245,053,256</u></u>	<u><u>\$ 269,761,957</u></u>
<u>Expenditures</u>		
Salaries and Wages	\$ 235,122	\$ 735,824
Benefits	98,813	314,700
Design/Engineering	9,205,578	2,567,000
Construction Supervision	7,672,272	2,206,920
Construction	192,271,561	224,248,950
Equipment/Furniture	2,000,000	2,636,283
Site Work/Land Costs	13,357,800	15,529,513
Hardware/Software	13,660,046	16,541,361
Right-of-Way	4,429,200	2,694,500
Rolling Stock	2,122,865	2,286,906
Total Expenditures	<u>\$ 245,053,256</u>	<u>\$ 269,761,957</u>
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	<u><u>\$ 245,053,256</u></u>	<u><u>\$ 269,761,957</u></u>

AMERICAN RESCUE PLAN ACT (ARPA) FUND	2022 Budget	Proposed 2023 Budget
<u>Revenues</u>		
Federal Grants	\$ 80,697,749	\$ -
Interest	47,000	1,518,000
Total Revenues	<u>\$ 80,744,749</u>	<u>\$ 1,518,000</u>
Fund Balance January 1	80,697,749	129,950,500
Total Revenues and Beginning Fund Balance	<u><u>\$ 161,442,498</u></u>	<u><u>\$ 131,468,500</u></u>
<u>Expenditures</u>		
ARPA Programs	\$ 32,319,448	\$ 68,383,579
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		
Interfund Transfers	-	1,547,009
Total Expenditures	<u>\$ 32,319,448</u>	<u>\$ 69,930,588</u>
Fund Balance December 31	129,123,050	61,537,912
Total Expenditures and Ending Fund Balance	<u><u>\$ 161,442,498</u></u>	<u><u>\$ 131,468,500</u></u>

PROPOSED 2023 BUDGET

SUPPLEMENTAL

INFORMATION



Montgomery County Statistics

Population

860,578

(U.S. Census
Estimate July 2021)

Area

487 Square
Miles

Total Market Valuation of Real Estate

\$157.8
Billion

County Bridges

133

County Roads

75 miles

Unemployment Rate

(as of Sept 2022)

County
2.8%

Pennsylvania
4.1%

COUNTY OF MONTGOMERY, PENNSYLVANIA
MISCELLANEOUS STATISTICS
Proposed 2023 Budget
Information as of December 31, 2021

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	-	5
	Lorimer Park	230	5.4
	Lower Perkiomen Valley Park	107	-
	Norristown Farm Park	690	8
	Upper Schuylkill Valley Park	15	-
County employees:	2,439 - Full-time 340 - Part-time		
Public libraries:	36		
Registered voters:	607,301		

COUNTY OF MONTGOMERY, PENNSYLVANIA
PROPERTY TAX LEVIES AND COLLECTIONS
Proposed 2023 Budget
Information as of December 31, 2021

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
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
2021	225,324,209	217,181,825	96.4	3,620,760	220,802,585	97.9	2,752,391	1.2

COUNTY OF MONTGOMERY, PENNSYLVANIA
PRINCIPAL TAXPAYERS
Proposed 2023 Budget
Information as of December 31, 2021

Business	Type of Business	2021 Assessment			2012 Assessment		
		Assessed Valuation	Rank	% of Total Assessed Valuation	Assessed Valuation	Rank	% of Total Assessed Valuation
Simons Properties	Commercial Real Estate	\$ 554,292,620	1	0.90%			
Merck & Co., Inc.	Pharmaceuticals	512,242,260	2	0.83%	\$ 564,672,640	1	0.97%
Neilson-Sunderland Partnership	Real Estate Investment	273,503,423	3	0.44%	189,708,140	5	0.32%
Brandywine Operating Partnership	Real Estate and Investment Services	229,396,910	4	0.37%	268,153,778	4	0.46%
Wyeth / Pfizer	Pharmaceuticals	185,832,820	5	0.30%	185,804,190	6	0.32%
PREIT	Real Estate Investment	185,415,900	6	0.30%			
The Westover Companies	Property Management	168,892,490	7	0.27%	110,015,750	10	0.19%
RV of 1 LP	Real Estate Investment	148,223,790	8	0.24%			
Johnson and Johnson	Pharmaceuticals and Medical Devices	126,750,130	9	0.21%			
A.C.T.S., Inc.	Retirement Communities	121,636,590	10	0.20%	110,222,360	9	0.19%
Total Principal Taxpayers 2021		<u>\$ 2,506,186,933</u>		<u>4.07%</u>			
King of Prussia Associates	Commercial Real Estate				362,940,299	2	0.62%
Liberty Properties	Real Estate Investment				361,830,260	3	0.62%
Pulver - Tower Bridge Associates	Real Estate Developer				119,324,090	7	0.20%
Glaxo - Smith Kline	Pharmaceuticals				118,295,482	8	0.20%
Total Principal Taxpayers 2012					<u>\$ 2,390,966,989</u>		<u>4.09%</u>

COUNTY OF MONTGOMERY, PENNSYLVANIA
 ASSESSED VALUE AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY
 Proposed 2023 Budget
 Information as of December 31, 2021

Year	Residential	Commercial	Farm	Industrial	Total Taxable Assessed Value	Exempt	Total Direct Tax Rate	Estimated Actual Market Value	Assessed Value as a Percent
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
2021	45,007,022,935	14,765,891,902	331,256,605	1,900,580,262	62,004,751,704	7,364,024,043	4.022	156,577,655,818	39.6

COUNTY OF MONTGOMERY, PENNSYLVANIA
 REAL ESTATE ASSESSMENT SUMMARY
 Proposed 2023 Budget
 Information as of November 10, 2022

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	695	\$ 2,777,317,320	\$ 3,996,140	\$ 725,110	\$ 10,091,263	\$ 1,831,086	\$ 10,895,416	4.45%
Commercial/Industrial	12,665	12,630,552,462	997,280	237,800	2,518,384	600,505	49,549,657	20.25%
Hospital & Medical Taxable	24	86,790,255	3,616,261	1,423,285	9,131,971	3,594,154	340,478	0.14%
Institutional Taxable	276	815,306,819	2,954,010	412,745	7,459,622	1,042,285	3,198,449	1.31%
Land Commercial/Industrial	1,598	163,941,209	102,591	29,840	259,069	75,354	643,141	0.26%
Land Residential	11,477	254,516,623	22,176	4,650	56,001	11,742	998,469	0.41%
Multiple Family Residential	7,509	1,199,085,196	159,686	125,730	403,248	317,500	4,704,011	1.92%
Other	6,028	595,485,861	98,787	6,150	249,462	15,530	2,336,091	0.95%
Public Utilities Taxable	125	53,188,450	425,508	26,420	1,074,514	66,717	208,658	0.09%
Single Family Dwelling	256,974	43,802,548,151	170,455	144,000	430,442	363,636	171,837,396	70.22%
Total	297,371	\$ 62,378,732,346	\$ 209,767	\$ 140,540	\$ 529,716	\$ 354,899	\$ 244,711,767	100.00%
Tax Exempt Properties								
Government and Public Utilities	882	\$ 198,533,980	\$ 225,095	\$ 46,545	\$ 568,422	\$ 117,538	0	0%
Hospital and Medical	86	794,976,620	9,243,914	576,685	23,343,218	1,456,275	0	0%
Institutional	2,943	4,669,716,106	1,586,720	197,740	4,006,868	499,343	0	0%
Other	5,634	1,825,397,887	323,997	47,030	816,113	118,763	0	0%
Total	9,545	\$ 7,488,624,593	\$ 784,560	\$ 80,880	\$ 1,981,212	\$ 204,242	0	0%

1. Total number of apartment units is 46,576.

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	16,455	6.40%	\$ 486,202	\$ 1,227,782	\$ 1,907	\$ 190
\$414,000 - \$828,000	82,213	31.99%	217,765	549,912	854	85
Under \$414,000	158,306	61.60%	113,066	285,519	444	44
Total	256,974	100.00%	\$ 170,455	\$ 430,442	\$ 669	\$ 66

*Montgomery County General Fund Real Estate Tax at 3.923 mills and Montgomery County Community College (MCCC) at 0.39 mills