

**PENNSYLVANIA DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
COMMON LEVEL RATIO (CLR)  
REAL ESTATE VALUATION FACTORS  
FOR  
MONTGOMERY COUNTY**

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board. These factors are the mathematical reciprocals of the actual common level ratios. For Pennsylvania Realty Transfer Tax purposes, these factors are applicable for documents accepted for the periods indicated below. The date of acceptance of a document is rebuttably presumed to be its date of execution, that is, the date specified in the body of the document as the date of the instrument. 61 Pa. Code § 91.102

ACCEPTANCE DATE		CLR FACTOR	ACCEPTANCE DATE		CLR FACTOR
FROM	TO		FROM	TO	
7-2-1986	6-30-1987	10.99	7-1-2006	6-30-2007	1.87
7-1-1987	6-30-1988	12.35	7-1-2007	6-30-2008	1.97
7-1-1988	6-30-1989	14.49	7-1-2008	6-30-2009	1.97
7-1-1989	6-30-1990	17.24	7-1-2009	6-30-2010	1.85
7-1-1990	6-30-1991	18.87	7-1-2010	6-30-2011	1.78
7-1-1991	6-30-1992	18.87	7-1-2011	6-30-2012	1.72
7-1-1992	6-30-1993	18.87	7-1-2012	6-30-2013	1.61
7-1-1993	6-30-1994	18.87	7-1-2013	6-30-2014	1.58
7-1-1994	6-30-1995	18.52	7-1-2014	6-30-2015	1.74
7-1-1995	6-30-1996	18.87	7-1-2015	6-30-2016	1.78
7-1-1996	6-30-1997	18.52	7-1-2016	6-30-2017	1.78
7-1-1997	12-31-1997	18.87	7-1-2017	6-30-2018	1.85
(1) 1-1-1998	6-30-1998	1.00	7-1-2018	6-30-2019	1.96
7-1-1998	6-30-1999	1.00	7-1-2019	6-30-2020	2.03
7-1-1999	6-30-2000	1.04	7-1-2020	6-30-2021	2.13
7-1-2000	6-30-2001	1.07	7-1-2021	6-30-2022	2.24
7-1-2001	6-30-2002	1.12	7-1-2022	6-30-2023	2.53
7-1-2002	6-30-2003	1.18	7-1-2023	6-30-2024	2.82
7-1-2003	6-30-2004	1.30	7-1-2024	6-30-2025	3.04
7-1-2004	6-30-2005	1.46	7-1-2025	6-30-2026	3.25
7-1-2005	6-30-2006	1.66	7-1-2026	6-30-2027	3.36

(1) Adjusted by the Department of Revenue to reflect an assessment base change effective January 1, 1998.