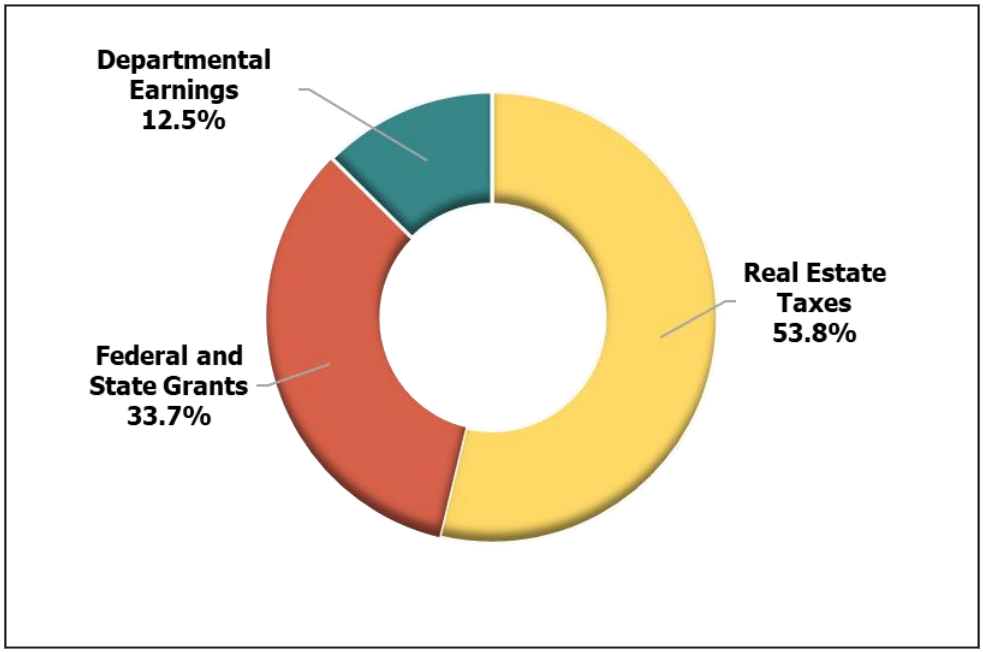
Montgomery County
Pennsylvania
2026 Budget

Adopted: December 18, 2025

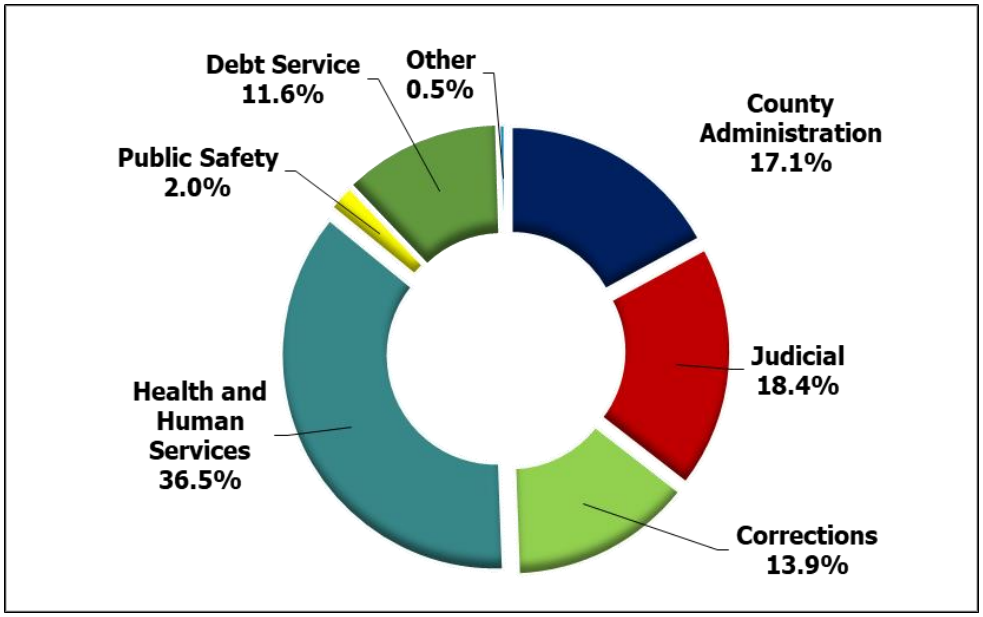
2026 BUDGET

GENERAL FUND

Operating Revenues By Major Category



Operating Expenditures By Function



General Fund Highlights

Revenues
$619,219,141

Expenditures
$632,700,991

Ending Unassigned Fund Balance
$140,952,908 (22.8% of General Fund Revenue)

2026 Real Estate Tax (RET) Millage Rate
County: 5.462
MCCC: 0.49

Average Single Family Home with $556,546 market value pays $935 of County RET in 2026

GENERAL FUND BUDGET SUMMARY

BUDGET SUMMARY	2025 Budget	2025 Forecast	2026 Budget
Real Estate Valuation (Billions)	$ 63.000	$ 62.755	$ 62.845
Montgomery County Real Estate Tax Millage Rate:			
Montgomery County Community College Tax Rate (Mills)	0.39	0.39	0.49
General Fund Operating Tax Rate (Mills)	5.252	5.252	5.462
Total Real Estate Tax Millage Rate	5.642	5.642	5.952
Net Current Real Estate Taxes	316,057,000	315,559,000	327,682,000
Prior Year Real Estate Taxes	5,850,000	5,425,000	5,239,000
Total Real Estate Taxes	$ 321,907,000	$ 320,984,000	$ 332,921,000
Departmental and Other Revenue	67,201,552	71,075,643	77,760,260
Grant Revenue	206,059,174	216,808,132	208,537,881
Total Revenues	**$ 595,167,726**	**$ 608,867,775**	**$ 619,219,141**
Fund Balance January 1 (Unassigned)	138,538,460	158,417,768	154,434,758
Total Revenues and Beginning Fund Balance	733,706,186	767,285,543	773,653,898
Total Expenditures	**$ 610,945,291**	**$ 612,850,785**	**$ 632,700,991**
Revenues in Excess of Expenditures	(15,777,565)	(3,983,010)	(13,481,850)
Other Funding Sources:			
Appropriation of Assigned Fund Balance (Debt Service)	8,100,000	-	-
Appropriation of Unassigned Fund Balance	7,677,565	-	13,481,850
Total Other Funding Sources	**$ 15,777,565**	**$ -**	**$ 13,481,850**
Fund Balance December 31 (Unassigned)	**$ 130,860,895**	**$ 154,434,758**	**$ 140,952,908**
Ending Fund Balance as a Percentage of Revenues	**22.0%**	**25.4%**	**22.8%**

GENERAL FUND DEPARTMENTAL REVENUES

DEPARTMENT	2025 Budget	2025 Forecast	2026 Budget
Adult Probation	$ 2,575,061	$ 2,295,062	$ 2,488,316
Assets and Infrastructure	1,486,179	1,604,261	2,265,335
Board of Assessment	135,000	150,000	155,000
Clerk of Courts	3,221,000	3,328,000	3,394,000
Commerce	1,872,477	1,884,175	1,790,655
Conservation District	1,239,889	1,309,229	1,579,733
Coroner	500,000	491,300	482,500
Correctional Facility	818,974	665,884	692,287
Courts and Treatment Court	30,000	183,053	200,800
District Attorney	642,549	227,882	237,730
Domestic Relations	5,804,767	5,882,721	5,956,341
Information and Technology Solutions	53,000	-	-
Law Library	8,000	9,205	9,205
Magisterial District Court	2,600,000	2,630,000	2,700,000
Office of Aging Services	2,989,000	3,053,654	2,765,000
Office of Children and Youth	200,000	208,880	210,450
Office of Community Connections	31,000	337,087	346,583
Office of Drug and Alcohol	290,000	250,000	340,000
Office of Housing and Community Development	2,474,932	2,083,987	2,336,699
Office of Innovation, Strategy, and Performance	1,336,091	1,515,373	1,930,710
Office of Public Health	1,923,562	2,018,614	2,081,954
Other	12,860,444	15,360,444	19,615,444
Planning Commission	1,198,618	1,235,183	1,167,774
Prothonotary	4,003,942	4,204,308	4,299,308
Public Defender	12,000	37,000	39,000
Public Safety	2,066,023	2,789,579	2,984,970
Recorder of Deeds	5,436,000	5,535,000	5,491,000
Register of Wills	4,135,000	4,374,873	4,605,680
Retirement Office	396,094	398,573	416,836
Sheriff	2,538,850	2,611,215	2,792,850
Tax Claim Bureau	3,100,000	3,217,000	3,292,000
Tax Collectors	565,000	552,000	500,000
Treasurer	558,000	482,000	442,000
Youth Centers	100,100	150,100	150,100
Total Departmental Revenue	**$ 67,201,552**	**$ 71,075,643**	**$ 77,760,260**

GENERAL FUND DEPARTMENTAL GRANT REVENUES

DEPARTMENT	2025 Budget	2025 Forecast	2026 Budget
Assets and Infrastructure	$ 500,000	$ -	$ 500,000
Community Connections	57,800	22,000	27,500
Coroner	18,000	20,000	20,000
Correctional Facility	156,081	20,000	146,000
Courts and Treatment Court	1,600,007	1,523,311	1,659,060
District Attorney	1,021,819	1,276,258	574,256
Early Learning Resource Center	50,340,033	55,054,365	59,080,983
Juvenile Probation	4,095,516	6,638,772	7,070,121
Office of Aging Services	18,218,230	17,486,946	17,486,946
Office of Children and Youth	35,257,385	34,180,396	30,317,553
Office of Developmental Disabilites	10,961,882	12,389,856	11,533,671
Office of Drug and Alcohol	9,090,780	8,031,395	7,260,897
Office of Early Intervention	11,973,000	12,711,882	12,708,882
Office of Housing and Community Development	90,000	87,844	105,277
Office of Innovation, Strategy, and Performance	-	297,132	123,804
Office of Mental Health	40,268,041	42,776,313	37,016,251
Office of Public Health	11,716,465	11,986,763	11,067,520
Planning Commission	1,074,398	976,495	815,000
Public Defender	78,900	112,000	170,000
Public Safety	1,021,890	1,141,558	1,131,035
Tax Collectors	245,143	294,430	294,430
Voter Services	3,200,000	3,200,000	3,200,000
Youth Centers	5,073,804	6,580,417	6,228,695
Total Grant Revenue	**$ 206,059,174**	**$ 216,808,132**	**$ 208,537,881**

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2025 Budget	2025 Forecast	2026 Budget
County Administration			
Assets and Infrastructure	$ 22,291,112	$ 23,492,996	$ 23,364,003
Board of Assessment	4,630,738	4,583,353	4,675,658
Commerce	3,552,061	3,187,435	3,720,538
Commissioners	8,120,221	8,675,964	10,725,804
Communications Office	1,477,060	1,366,687	1,715,031
Controller	3,726,585	3,806,573	4,038,100
External Affairs	-	-	768,020
Human Resources	2,387,054	2,226,470	2,958,378
Information and Technology Solutions	13,484,172	12,964,800	13,856,126
Office of Innovation, Strategy, and Performance	1,336,091	1,812,505	2,044,337
Planning Commission	7,436,427	7,226,804	7,330,367
Public Defender	12,516,192	12,066,408	13,625,613
Purchasing	1,445,597	1,475,622	1,690,161
Recorder of Deeds	2,183,196	2,167,181	2,262,462
Retirement Office	396,094	398,573	416,836
Security	3,393,764	2,802,422	3,013,657
Tax Claim Bureau	1,115,229	892,391	857,287
Tax Collectors	3,279,619	3,742,429	2,660,000
Treasurer	1,192,636	1,136,242	1,148,843
Voter Services	6,374,399	6,410,671	7,167,996
Total County Administration	**$ 100,338,247**	**$ 100,435,527**	**$ 108,039,219**
Judicial			
Clerk of Courts	$ 3,136,785	$ 3,102,825	$ 3,299,038
Coroner	3,174,267	2,956,929	3,274,407
Court Appointed	2,136,101	2,166,484	2,174,101
Courts and Treatment Court	25,888,292	25,658,666	26,326,386
District Attorney	28,546,331	28,571,963	31,254,096
Domestic Relations	8,925,535	9,044,436	9,303,058
Jury Board	828,058	847,232	864,664
Law Library	951,276	889,473	721,896
Magisterial District Court	14,069,205	13,413,419	14,348,348
Pre-Trial Services	2,573,395	2,853,598	3,346,249
Prothonotary	2,611,917	2,643,755	2,639,548
Register of Wills	1,820,390	1,819,737	1,908,541
Sheriff	15,062,544	15,323,720	16,378,100
Supervision Services	560,789	606,241	770,873
Total Judicial	**$ 110,284,885**	**$ 109,898,479**	**$ 116,609,306**
Corrections			
Adult Probation	$ 13,118,980	$ 13,469,569	$ 14,614,299
Correctional Facility	52,188,451	54,187,377	55,551,332
Child Care - Delinquent	5,834,500	5,239,000	-
Juvenile Probation	5,194,500	5,230,077	11,084,954
Youth Detention Center	7,020,528	6,960,234	6,775,129
Total Corrections	**$ 83,356,959**	**$ 85,086,257**	**$ 88,025,715**

GENERAL FUND DEPARTMENTAL EXPENDITURES

DEPARTMENT	2025 Budget	2025 Forecast	2026 Budget
Health and Human Services			
Day Care - Court Care	$ 360,966	$ 361,838	$ 369,688
Early Learning Resource Center	50,066,726	54,849,670	58,471,271
Office of Aging Services	24,167,498	24,961,238	23,519,596
Office of Children and Youth	45,657,595	45,952,338	48,265,926
Office of Community Connections	1,664,911	757,018	1,676,211
Office of Developmental Disabilites	10,664,813	12,344,793	11,539,482
Office of Drug and Alcohol	9,467,839	8,704,058	7,826,868
Office of Early Intervention	12,857,366	14,072,135	12,703,247
Office of Housing and Community Development	2,652,713	2,990,546	7,491,737
Office of Mental Health	44,387,818	45,676,174	36,830,453
Office of Public Health	19,086,857	17,315,441	19,095,153
Office of Veteran Services	787,558	800,590	814,801
Youth Shelter Center	2,164,612	2,150,743	2,244,221
Total Human Services	**$ 223,987,272**	**$ 230,936,582**	**$ 230,848,654**
Public Safety			
Emergency Preparedness	$ 2,567,664	$ 2,295,404	$ 2,114,871
Fire Protection Services	2,205,209	2,143,290	2,248,847
Medical Service - Grant Administration	2,778,702	2,367,229	2,771,712
Public Safety - General Administration	4,679,048	4,063,002	4,685,412
Weapons Training Facility	687,338	616,903	758,274
Total Public Safety	**$ 12,917,961**	**$ 11,485,828**	**$ 12,579,117**
Other			
Appropriations	$ 13,089,576	$ 13,183,916	$ 13,656,292
Insurance	2,632,887	3,114,605	3,075,311
Debt Service	70,026,779	66,525,395	73,619,028
Other Expenses	(5,689,275)	(7,815,802)	(13,751,651)
Total Other	**$ 80,059,967**	**$ 75,008,114**	**$ 76,598,981**
Total General Fund Expenditures	**$ 610,945,291**	**$ 612,850,785**	**$ 632,700,991**

GENERAL FUND EXPENDITURES BY MAJOR CATEGORY

MAJOR EXPENDITURE CATEGORY	2025 Budget	2026 Budget
Personnel Expense:		
Full-time Wages	$ 204,585,587	$ 215,377,520
Part-time Wages	5,434,944	5,606,420
Employee Benefits:		
Medical, Dental, and Long Term Disability	34,852,003	40,538,247
Social Security	14,581,199	15,541,056
Pension	28,087,409	30,426,719
Life Insurance, Unemployment, and Workers Compensation	1,253,066	468,044
Unused Leave Time	1,395,068	1,179,154
Miscellaneous	906,248	877,820
Tuition Reimbursement Program	116,671	84,225
Total Employee Benefits	81,191,664	89,115,266
Supplies/Maintenance/Training	18,608,221	20,531,141
Contracted Services	195,336,293	192,339,872
Equipment	1,568,653	265,486
Utilities	4,600,776	4,712,233
Debt Service	70,026,779	73,619,029
Subsidies/Earmarks	11,354,367	11,534,480
Other	18,238,007	19,599,544
Total Expenditures	**$ 610,945,291**	**$ 632,700,991**

MANAGED CARE SOLUTIONS FUND	2025 Budget	2026 Budget
Revenues		
Commonwealth of Pennsylvania Grant	$ 235,400,000	$ 235,400,000
Interest Income	1,800,000	2,800,000
Total Revenues	$ 237,200,000	$ 238,200,000
Fund Balance January 1	44,531,292	70,356,286
Total Revenues and Beginning Fund Balance	**$ 281,731,292**	**$ 308,556,286**
Expenditures		
Salaries and Wages	$ 1,147,539	$ 1,229,115
Employee Benefits and Indirect Costs	468,909	536,700
Contracted Services	199,696,022	192,373,392
Operational Expenditures	52,623,929	61,375,489
Total Expenditures	$ 253,936,399	$ 255,514,696
Fund Balance December 31	27,794,893	53,041,590
Total Expenditures and Ending Fund Balance	**$ 281,731,292**	**$ 308,556,286**

EMERGENCY COMMUNICATIONS FUND	2025 Budget	2026 Budget
Revenues		
Wireless and Land Line Fees	$ 19,500,000	$ 20,085,000
General Fund Subsidy	2,000,000	-
Grants	-	-
Other	-	15,000
Total Revenues	$ 21,500,000	$ 20,100,000
Fund Balance January 1	2,069,000	2,129,763
Total Revenues and Beginning Fund Balance	**$ 23,569,000**	**$ 22,229,763**
Expenditures		
Salaries and Wages	$ 12,630,363	$ 12,569,391
Employee Benefits	4,758,450	4,841,366
Contracted Services	2,762,750	2,950,710
Operational Expenses	1,875,045	2,714,734
Total Expenditures	$ 22,026,608	$ 23,076,202
Fund Balance December 31	1,542,392	(846,439)
Total Expenditures and Ending Fund Balance	**$ 23,569,000**	**$ 22,229,763**

LIQUID FUELS TAX FUND		2025 Budget		2026 Budget
Revenues				
Commonwealth of Pennsylvania	$	1,675,000	$	1,640,000
Other		-		-
Total Revenues	$	1,675,000	$	1,640,000
Fund Balance January 1		4,236,593		1,411,094
Total Revenues and Beginning Fund Balance	**$**	**5,911,593**	**$**	**3,051,094**
Expenditures				
Salaries and Wages	$	627,819	$	720,009
Employee Benefits		248,503		314,394
Maintenance of Roads and Bridges		524,771		323,291
Total Expenditures	$	1,401,093	$	1,357,694
Fund Balance December 31		4,510,500		1,693,400
Total Expenditures and Ending Fund Balance	**$**	**5,911,593**	**$**	**3,051,094**

MOTOR VEHICLE REGISTRATION FUND		2025 Budget		2026 Budget
Revenues				
County Motor Vehicle Registration Fee	$	3,900,000	$	3,900,000
Interest Income		175,000		200,000
Total Revenues	$	4,075,000	$	4,100,000
Fund Balance January 1		13,764,311		13,445,172
Total Revenues and Beginning Fund Balance	**$**	**17,839,311**	**$**	**17,545,172**
Expenditures				
County Transportation Improvement Program	$	1,500,000		2,859,700
Maintenance of Roads and Bridges		225,539		366,604
Debt Service		4,339,855		4,329,180
Total Expenditures	$	6,065,394	$	7,555,484
Fund Balance December 31		11,773,917		9,989,688
Total Expenditures and Ending Fund Balance	**$**	**17,839,311**	**$**	**17,545,172**

PROPERTY AND LIABILITY DAMAGE FUND	2025 Budget	2026 Budget
Revenues		
General Fund Appropriation	$ 775,000	$ 775,000
Settlements and Premium Adjustments	75,000	75,000
Interest	-	-
Total Revenues	$ 850,000	$ 850,000
Fund Balance January 1	365,899	801,478
Total Revenues and Beginning Fund Balance	**$ 1,215,899**	**$ 1,651,478**
Expenditures		
Claims	$ 800,000	$ 900,000
Trustee and Legal Fees	50,000	50,000
General Administration	-	-
Total Expenditures	$ 850,000	$ 950,000
Fund Balance December 31	365,899	701,478
Total Expenditures and Ending Fund Balance	**$ 1,215,899**	**$ 1,651,478**

MONTGOMERY COUNTY COMMUNITY COLLEGE FUND	2025 Budget	2026 Budget
Revenues		
Real Estate Taxes	$ 24,268,000	$ 29,972,000
Total Revenues	$ 24,268,000	$ 29,972,000
Fund Balance January 1	-	-
Total Revenues and Beginning Fund Balance	**$ 24,268,000**	**$ 29,972,000**
Expenditures		
Transfer to Montgomery County Community College	$ 24,268,000	$ 29,972,000
Total Expenditures	$ 24,268,000	$ 29,972,000
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	**$ 24,268,000**	**$ 29,972,000**

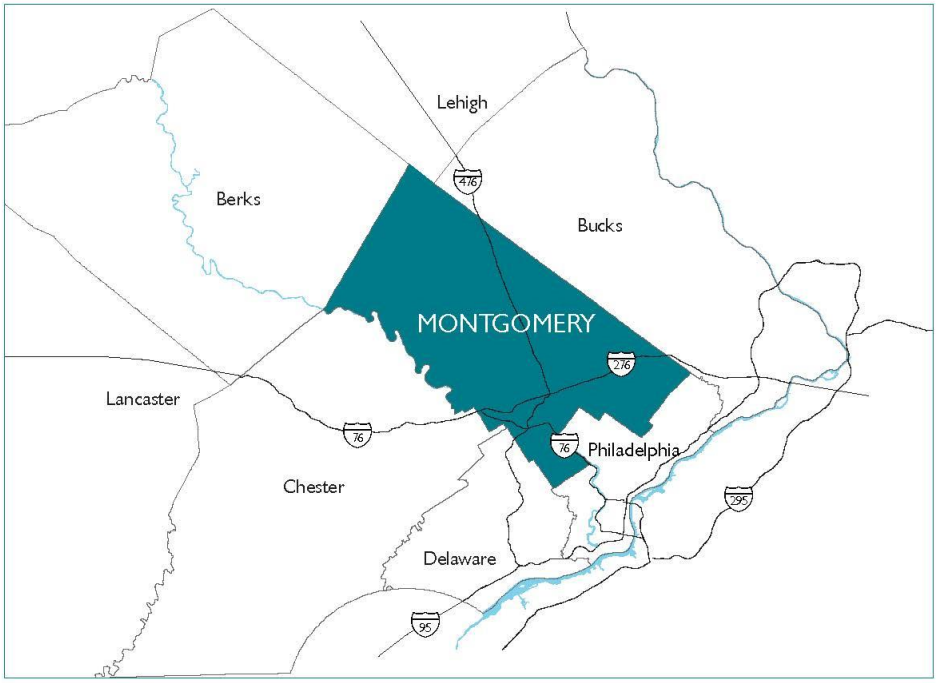
CAPITAL PROJECTS FUND	2025 Budget	2026 Budget
Revenues		
Capital Fund Bond Proceeds	$ 166,249,524	$ 124,597,749
Roads and Bridges Capital Fund Bond Proceeds	14,898,793	7,055,125
Federal Grants	36,466,043	26,010,246
State Grants	16,768,215	17,337,781
Other	10,010,338	15,233,487
Total Revenues	$ 244,392,913	$ 190,234,388
Fund Balance January 1	-	65,520,000
Total Revenues and Beginning Fund Balance	**$ 244,392,913**	**$ 255,754,388**
Expenditures		
Salaries and Wages	$ 665,759	$ 833,041
Benefits	282,989	363,190
Design/Engineering	24,966,898	31,696,857
Construction Supervision	10,447,488	12,198,317
Construction	160,157,629	161,582,952
Equipment and Furniture	5,548,189	9,228,095
Site Work and Land Costs	12,169,584	7,603,000
Hardware and Software	20,982,168	26,257,936
Right-of-Way	6,358,000	4,580,000
Vehicles and Major Equipment	2,814,209	1,411,000
Total Expenditures	$ 244,392,913	$ 255,754,388
Fund Balance December 31	-	-
Total Expenditures and Ending Fund Balance	**$ 244,392,913**	**$ 255,754,388**

AMERICAN RESCUE PLAN ACT (ARPA) FUND	2025 Budget	2026 Budget
Revenues		
Federal Grants	$ 57,171,170	$ 8,921,855
Interest	1,200,000	100,000
Total Revenues	$ 58,371,170	$ 9,021,855
Fund Balance January 1	11,300,000	11,470,513
Total Revenues and Beginning Fund Balance	**$ 69,671,170**	**$ 20,492,368**
Expenditures		
ARPA Programs	$ 57,035,079	$ 8,921,855
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	1,336,091	7,250,710
Total Expenditures	$ 58,371,170	$ 16,172,565
Fund Balance December 31	11,300,000	4,319,803
Total Expenditures and Ending Fund Balance	**$ 69,671,170**	**$ 20,492,368**

OPIOID SETTLEMENT FUND	2025 Budget	2026 Budget
Revenues		
Settlement Funds	$ 4,000,000	$ 4,527,347
Interest	200,000	200,000
Total Revenues	$ 4,200,000	$ 4,727,347
Fund Balance January 1	14,300,000	15,722,860
Total Revenues and Beginning Fund Balance	**$ 18,500,000**	**$ 20,450,207**
Expenditures		
Salaries and Wages	$ 135,906	$ 136,667
Employee Benefits	57,913	59,676
Contracted Services	3,581,648	9,991,100
Total Expenditures	$ 3,775,467	$ 10,187,443
Fund Balance December 31	14,724,533	10,262,764
Total Expenditures and Ending Fund Balance	**$ 18,500,000**	**$ 20,450,207**

EQUIPMENT FUND	2025 Budget	2026 Budget
Revenues		
Proceeds from Sale of Assets	$ -	$ 100,000
Interest	-	15,000
Total Revenues	$ -	$ 115,000
Fund Balance January 1	-	1,531,538
Total Revenues and Beginning Fund Balance	**$ -**	**$ 1,646,538**
Expenditures		
Equipment	$ -	$ 729,544
Total Expenditures	$ -	$ 729,544
Fund Balance December 31	-	916,994
Total Expenditures and Ending Fund Balance	**$ -**	**$ 1,646,538**

2026 BUDGET SUPPLEMENTAL INFORMATION



Montgomery County Statistics

Population
879,190
(U.S. Census Estimate March 2024)

Area
487 Square Miles

Total Market Valuation of Real Estate
$207.9 Billion

County Bridges
131

County Roads
75 miles

Unemployment Rate
(as of Sept 2025)

County
4.1%

Pennsylvania
4.0%

COUNTY OF MONTGOMERY, PENNSYLVANIA
MISCELLANEOUS STATISTICS
2026 Budget
Information as of December 31, 2024

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:

Park	Acres	Trail Miles
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 active employees:	2,636 - Full-time 302 - Part-time
Public libraries:	36
Registered voters:	632,813

COUNTY OF MONTGOMERY, PENNSYLVANIA
PROPERTY TAX LEVIES AND COLLECTIONS
2026 Budget
Information as of December 31, 2024

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
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	0.8
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	98.0	2,752,391	1.2
2022	244,665,717	236,100,264	96.5	5,016,065	241,116,329	98.5	2,060,873	0.8
2023	266,359,292	256,901,316	96.4	4,482,956	261,384,272	98.1	2,161,947	0.8
2024	301,477,623	290,987,284	96.5	3,589,200	294,576,484	97.7	1,122,110	0.4

COUNTY OF MONTGOMERY, PENNSYLVANIA
PRINCIPAL TAXPAYERS
2026 Budget
Information as of December 31, 2024

Business	Type of Business	2024 Assessment			2015 Assessment		
		Assessed Valuation	Rank	% of Total Assessed Valuation	Assessed Valuation	Rank	% of Total Assessed Valuation
Merck Sharp & Dohme Corporation	Pharmaceuticals	$ 511,557,060	1	0.81%	$ 565,144,860	1	0.95%
Simons Properties	Commercial Real Estate	465,305,284	2	0.74%	$ 494,687,020	2	0.83%
Neilson-Sunderland Partnership	Real Estate Investment	296,083,359	3	0.47%	218,872,870	5	0.37%
BET	Real Estate Developer	222,880,180	4	0.35%			
Wyeth / Pfizer	Pharmaceuticals	185,832,820	5	0.30%	185,832,820	6	0.31%
The Westover Companies	Property Management	173,697,300	6	0.28%	115,515,550	9	0.19%
PREIT	Real Estate Investment	145,366,640	7	0.23%			
Brandywine Operating Partnership	Real Estate and Investment Services	141,605,240	8	0.23%	307,196,430	3	0.52%
RV of 1 LP	Real Estate Investment	135,560,430	9	0.22%			
Johnson and Johnson	Pharmaceuticals and Medical Devices	126,191,600	10	0.20%	126,736,790	7	0.21%
Total Principal Taxpayers 2024		$ 2,404,079,913		3.83%			
Liberty Properties	Real Estate Investment				304,929,570	4	0.51%
Glaxo - Smith Kline	Pharmaceuticals				120,772,723	8	0.20%
A.C.T.S., Inc.	Retirement Community				110,438,820	10	0.19%
Total Principal Taxpayers 2015					$ 2,550,127,453		4.28%

COUNTY OF MONTGOMERY, PENNSYLVANIA
ASSESSED VALUE AND ESTIMATED MARKET VALUE OF TAXABLE PROPERTY
2026 Budget
Information as of December 31, 2024

Year	Residential	Commercial	Farm	Industrial	Total Taxable Assessed Value	Exempt	Total Direct Tax Rate	Estimated Actual Market Value	Assessed Value as a Percent
2015	$ 43,817,422,923	$ 13,531,318,200	$ 318,473,955	$ 1,978,935,448	$ 59,646,150,526	$ 6,940,283,775	3.520	$ 106,170,147,936	56.2%
2016	44,025,102,509	13,727,566,541	317,867,335	1,950,615,369	60,021,151,754	6,984,007,188	3.459	106,837,650,122	56.2%
2017	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	111,775,326,444	54.1%
2018	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	118,973,903,321	51.0%
2019	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	124,009,182,639	49.3%
2020	44,763,028,515	14,529,940,379	329,505,885	1,888,965,942	61,511,440,721	7,368,821,393	3.849	131,019,368,736	46.9%
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	138,890,643,817	44.6%
2022	45,329,312,700	14,910,871,792	324,666,285	1,928,908,682	62,493,759,459	7,470,427,313	4.313	158,109,211,431	39.5%
2023	45,620,536,158	14,893,496,661	326,949,460	1,948,085,188	62,789,067,467	7,528,784,383	4.627	177,065,170,257	35.5%
2024	45,869,173,228	14,659,936,793	328,012,960	1,967,145,165	62,824,268,146	7,595,220,783	5.178	190,985,775,164	32.9%

COUNTY OF MONTGOMERY, PENNSYLVANIA
REAL ESTATE ASSESSMENT SUMMARY
2026 Budget
Information as of November 13, 2025

Montgomery County Land Use	Total Parcels	Net Assessed Value	Average Assessed Value	Median Assessed Value	Average Estimated Market Value	Median Estimated Market Value	2025 County Real Estate Tax	Percent of Real Estate Tax
Taxable Properties								
Apartments[1]	714	$ 2,974,093,087	$ 4,165,396	$ 752,970	$ 13,541,601	$ 2,447,887	$ 15,619,937	4.75%
Commercial/Industrial	12,596	11,932,651,327	947,337	239,260	3,079,768	777,828	62,670,285	19.04%
Hospital & Medical Taxable	28	86,957,835	3,105,637	1,101,960	10,096,349	3,582,445	456,703	0.14%
Institutional Taxable	267	869,343,029	3,255,966	413,680	10,585,066	1,344,863	4,565,790	1.39%
Land Commercial/Industrial	1,578	157,295,139	99,680	27,745	324,057	90,198	826,114	0.25%
Land Residential	10,732	216,071,264	20,133	3,890	65,453	12,646	1,134,806	0.34%
Multiple Family Residential	7,473	1,185,110,290	158,586	125,560	515,558	408,192	6,224,199	1.89%
Other	6,093	585,825,396	96,210	6,150	312,778	19,993	3,076,755	0.93%
Public Utilities Taxable	124	53,183,340	428,898	26,360	1,394,336	85,696	279,319	0.08%
Single Family Dwelling	260,522	44,599,660,654	171,193	145,000	556,546	471,391	234,237,418	71.18%
Total	**300,127**	**$ 62,660,191,361**	**$ 208,778**	**$ 141,630**	**$ 678,733**	**$ 460,436**	**$ 329,091,325**	**100.00%**
Tax Exempt Properties								
Government and Public Utilities	888	$ 202,413,380	$ 227,943	$ 48,110	$ 741,037	$ 156,404	$ -	0%
Hospital and Medical	93	795,642,740	8,555,298	500,690	27,813,063	1,627,731	-	0%
Institutional	2,481	4,537,699,280	1,828,980	243,870	5,945,969	792,815	-	0%
Other	6,529	2,120,006,618	332,527	55,945	1,010,721	170,046	-	0%
Total	**9,991**	**$ 7,655,762,018**	**$ 765,959**	**$ 85,260**	**$ 2,490,114**	**$ 277,178**	**-**	**0%**

1. Total number of apartment units is 56,048.
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	35,251	13.53%	$ 379,428	$ 1,233,511	$ 1,993	$ 148
$414,000 - $828,000	125,008	47.98%	173,796	565,007	913	68
$200,000 - $414,000	89,157	34.22%	101,052	328,518	531	39
Under $200,000	11,106	4.26%	44,036	143,160	231	17
Total	**260,522**	**100.00%**	**$ 171,193**	**$ 556,546**	**$ 935**	**$ 84**

***Montgomery County Proposed General Fund Real Estate Tax at 5.462 mills and Montgomery County Community College (MCCC) at 0.49 mills**