

# Lycoming County

## Why Does Lycoming County Need a Reassessment

### 100 Reasons

Prepared by Lycoming County Assessment Office

# Lycoming County Reassessment Project

Lycoming County last reassessed the entire county in 2004. Twenty years have passed since the last reassessment and the assessments in the County are getting older and out of date. Over time, trends in the market have caused property values to become inconsistent and unfair. While one neighborhood may be growing, another maybe in decline. This results in taxpayers paying more or less than their fair share of the tax burden.

Studies conducted annually by the State Tax Equalization Board show a disparity between the county assessed values & recent sales prices. This brings on more appeals which in turn leads to a further lack of uniformity.

Reassessment is needed when the property values used to make up the tax base are inconsistent, unfair and/or too old to reflect current market trends and changes in the value of real estate. Reassessment cannot be used by the County, or any other taxing body, as a means to collect increased revenue. It is simply a tool to equalize assessments and ensure, once again, that all taxpayers are paying their fair share.

This is why Lycoming County has contracted with Tyler Technologies to conduct a reassessment of Lycoming County.



## Example # 1

Location: Anthony Township

Living Area: 1479 square feet

Lot Size: 2.75 acres

Sale Date: 6/17/24

Sale Price: \$280,000

Assessed Value: \$124,150



## Example # 2

Location: Armstrong Township

Living Area: 2908 square feet

Lot Size: 1.38 acres

Sale Date: 8/11/21

Sale Price: \$320,000

Assessed Value: \$161,440



### Example #3

Location: Bastress Township

Living Area: 2320 square feet

Lot Size: 1.00 acre

Sale Date: 03/28/2024

Sale Price: \$371,000

Assessed Value: \$163,940



## Example #4

Location: Brady Township

Living Area: 1768 square feet

Lot Size: 1.00 acre

Sale Date: 1/28/2022

Sale Price: \$145,000

Assessed Value: \$93,210



## Example #5

Location: Brown Township

Living Area: 1854 square feet

Lot Size: 2.66 acres

Sale Date: 1/9/24

Sale Price: \$805,000

Assessed Value: \$147,560

Sold in 3/2015 for \$475,000



## Example #6

Location: Cascade Township

Living Area: 1616 square feet

Lot Size: 7.31 acres

Sale Date: 2/24/23

Sale Price: \$339,000

Assessed Value: \$95,650





## Example #7

Location: Clinton Township

Living Area: 797 square feet

Lot Size: .20 acre

Sale Date: 12/18/2024

Sale Price: \$148,000

Assessed Value: \$38,220



## Example #8

Location: Cogan House Township

Living Area: 1859 square feet

Lot Size: 1.45 acres

Sale Date: 11/15/2023

Sale Price: \$285,000

Assessed Value: \$105,010



## Example #9

Location: Cummings Township

Living Area: 1376 square feet

Lot Size: .34 acre

Sale Date: 4/21/23

Sale Price: \$369,000

Assessed Value: \$102,700



## Example #10

Location: Duboistown Borough

Living Area: 1066 square feet

Lot Size: .30 acre

Sale Date: 8/14/2023

Sale Price: \$168,000

Assessed Value: \$67,240



## Example #11

Location: Eldred Township

Living Area: 2551 square feet

Lot Size: 4.03 acres

Sale Date: 10/6/2022

Sale Price: \$515,000

Assessed Value: \$225,120



## Example #12

Location: Fairfield Township

Living Area: 1307 square feet

Lot Size: .75 acre

Sale Date: 1/18/24

Sale Price: \$198,500

Assessed Value: \$75,870



### Example #13

Location: Franklin Township

Living Area: 3396 square feet

Lot Size: 7.60 acres

Sale Date: 6/6/23

Sale Price: \$670,000

Assessed Value: \$264,700



## Example #14

Location: Gamble Township

Living Area: 1024 square feet

Lot Size: 4.57 acres

Sale Date: 10/5/24

Sale Price: \$184,000

Assessed Value: \$57,750





## Example #15

Location: Hepburn Township

Living Area: 1344 square feet

Lot Size: 1.23 acres

Sale Date: 4/13/22

Sales Price: \$230,000

Assessed Value: \$137,370



## Example #16

Location: Hughesville Borough Ward 1

Living Area: 1149 square feet

Lot Size: .23 acre

Sale Date: 3/10/2022

Sale Price: \$145,000

Assessed Value: \$34,670



## Example #17

Location: Hughesville Borough Ward 2

Living Area: 1512 square feet

Lot Size: .18 acre

Sale Date: 9/14/2023

Sale Price: \$215,000

Assessed Value: \$75,090



## Example #18

Location: Jackson Township

Living Area: 1538 square feet

Lot Size: 2.47 acres

Sale Date: 5/24/2024

Sale Price: \$235,500

Assessed Value: \$79,830



## Example #19

Location: Jersey Shore Borough Ward 1

Living Area: 1376 square feet

Lot Size: .16 acre

Sale Date: 1/10/2023

Sale Price: \$97,900

Assessed Value: \$64,620

Flood Zone - AE



## Example #20

Location: Jersey Shore Borough Ward 2

Living Area: 1504 square feet

Lot Size: .06 acre

Sale Date: 8/26/2024

Sale Price: \$150,000

Assessed Value: \$56,210

Flood Zone - AE



## Example #21

Location: Jersey Shore Borough Ward 3

Living Area: 896

Lot Size: .13 acre

Sale Date: 4/5/2024

Sale Price: \$175,000

Assessed Value: \$76,210

Not in Flood Zone



## Example #22

Location: Jersey Shore Borough Ward 4

Living Area: 1216 square feet

Lot Size: .06 acre

Sale Date: 7/19/2023

Sale Price: \$127,000

Assessed Value: \$60,080

Not in Flood Zone





## Example #23

Location: Jordan Township

Living Area: 980 square feet

Lot Size: 7.63 acres

Sale Date: 4/3/2023

Sale Price: \$155,000

Assessed Value: \$69,500



## Example #24

Location: Lewis Township

Living Area: 2139 square feet

Lot Size: 1.24 acres

Sale Date: 10/18/2023

Sale Price: \$235,000

Assessed Value: \$86,080



## Example #25

Location: Limestone Township

Living Area: 1724 square feet

Lot Size: .53 acre

Sale Date: 5/14/2024

Sale Price: \$351,500

Assessed Value: \$149,320



## Example #26

Location: Loyalsock Township

Living Area: 1117 square feet

Lot Size: 0.00 ac

Sale Date: 5/15/2024

Sale Price: \$107,000

Assessed Value: \$45,240



## Example #27

Location: Loyalsock Township

Living Area: 820 square feet

Lot Size: .14 acre

Sale Date: 3/6/2023

Sale Price: \$152,000

Assessed Value: \$63,870



## Example #28

Location: Loyalsock Township

Living Area: 1904 square feet

Lot Size: .36 acre

Sale Date: 2/29/2024

Sale Price: \$279,900

Assessed Value: \$162,890



## Example #29

Location: Loyalsock Township

Living Area: 4146 square feet

Lot Size: 25.71 acres

Sale Date: 10/10/2022

Sale Price: \$1,155,000

Assessed Value: \$428,750

Clean & Green Assessed Value: \$405,930



### Example #30

Location: Lycoming Township

Living Area: 672 square feet

Lot Size: .15 acre

Sale Date: 1/17/2023

Sale Price: \$93,500

Assessed Value: \$38,930





### Example #31

Location: McHenry Township

Living Area: 720 square feet

Lot Size: 10.85 acres

Sale Date: 11/13/2023

Sale Price: \$410,000

Assessed Value: \$57,070



## Example #32

Location: McIntyre Township

Living Area: 1412 square feet

Lot Size: .30 acre

Sale Date: 12/12/2023

Sale Price: \$99,000

Assessed Value: \$53,530



### Example #33

Location: McIntyre Township

Living Area: 1416 square feet

Lot Size: 6.90 acres

Sale Date: 7/6/2022

Sale Price: \$255,500

Assessed Value: \$72,430



### Example #34

Location: McNett Township

Living Area: 1074 square feet

Lot Size: 74.00 acres

Sale Date: 3/31/2022

Sale Price: \$564,000

Assessed Value: \$208,220

Clean & Green Assessed Value: \$138,270



### Example #35

Location: Mifflin Township

Living Area: 1144 square feet

Lot Size: 1.13 acres

Sale Date: 7/1/2022

Sale Price: \$144,000

Assessed Value: \$87,940



### Example #36

Location: Mill Creek Township

Living Area: 1337 square feet

Lot Size: 2.10 acres

Sale Date: 1/24/2024

Sale Price: \$285,000

Assessed Value: \$103,410



### Example #37

Location: Montoursville Borough

Living Area: 1128 square feet

Lot Size: .11 acre

Sale Date: 5/31/2022

Sale Price: \$130,000

Assessed Value: \$64,580



## Example #38

Location: Montoursville Borough

Living Area: 1442 square feet

Lot Size: .11 acre

Sale Date: 9/13/2024

Sale Price: \$249,900

Assessed Value: \$82,650





### Example #39

Location: Montgomery Borough

Living Area: 1824 square feet

Lot Size: .14 acre

Sale Date: 8/19/2022

Sale Price: \$175,000

Assessed Value: \$66,610



## Example #40

Location: Moreland Township

Living Area: 1722 square feet

Lot Size: .96 acre

Sale Date: 4/21/2023

Sale Price: \$315,000

Assessed Value: \$152,880



## Example #41

Location: Muncy Borough

Living Area: 1296 square feet

Lot Size: .16 acre

Sale Date: 7/26/2024

Sale Price: \$154,900

Assessed Value: \$76,830



## Example #42

Location: Muncy Borough

Living Area: 1600 square feet

Lot Size: .21 acre

Sale Date: 3/28/2024

Sale Price: \$225,000

Assessed Value: \$89,790



### Example #43

Location: Muncy Creek Township

Living Area: 1264 square feet

Lot Size: .20 acre

Sale Date: 2/10/2023

Sale Price: \$144,000

Assessed Value: \$63,240



## Example #44

Location: Muncy Township

Living Area: 3015 square feet

Lot Size: 3.60 acres

Sale Date: 5/3/2024

Sale Price: \$650,000

Assessed Value: \$211,380



## Example #45

Location: Nippenose Township

Living Area: 1328 square feet

Lot Size: .63 acre

Sale Date: 3/19/2024

Sale Price: \$290,000

Assessed Value: \$89,440



## Example #46

Location: Old Lycoming Township

Living Area: 912 square feet

Lot Size: .15 acre

Sale Date: 8/3/2023

Sale Price: \$96,000

Assessed Value: \$46,270





## Example #47

Location: Old Lycoming Township

Living Area: 1680 square feet

Lot Size: 4.89 acres

Sale Date: 7/1/2024

Sale Price: \$354,900

Assessed Value: \$193,520



## Example #48

Location: Penn Township

Living Area: 1200 square feet

Lot Size: .46 acre

Sale Date: 10/12/2023

Sale Price: \$165,000

Assessed Value: \$71,110



## Example #49

Location: Piatt Township

Living Area: 1230 square feet

Lot Size: .73 acre

Sale Date: 8/14/2024

Sale Price: \$169,900

Assessed Value: \$69,480



## Example #50

Location: Picture Rocks Borough

Living Area: 1888 square feet

Lot Size: 2.22 acres

Sale Date: 6/21/2024

Sale Price: \$285,000

Assessed Value: \$140,370



## Example #51

Location: Pine Township

Living Area: 1792 square feet

Lot Size: 3.10 acres

Sale Date: 7/1/2024

Sale Price: \$265,000

Assessed Value: \$101,450



## Example #52

Location: Plunketts Creek Township

Living Area: 1757 square feet

Lot Size: .28 acre

Sale Date: 2/12/2024

Sale Price: \$290,000

Assessed Value: \$140,010



### Example #53

Location: Porter Townshi8p

Living Area: 1568 square feet

Lot Size: .57 acre

Sale Date: 2/26/2024

Sale Price: \$160,000

Then sold again after interior was gutted and remodeled

Sale Date: 10/9/2024

Sale Price: \$345,000

Assessed Value: \$127,910



## Example #54

Location: Salladasburg Borough

Living Area: 1353 square feet

Lot Size: .23 acre

Sale Date: 10/15/2024

Sale Price: 125,000

Assessed Value: \$50,130





## Example #55

Location: South Williamsport Borough

Living Area: 1173 square feet

Lot Size: .16 acre

Sale Date: 8/30/2024

Sale Price: \$169,600

Assessed Value: \$81,360



## Example #56

Location: South Williamsport Borough

Living Area: 2598 square feet

Lot Size: .10 acre

Sale Date: 5/17/2024

Sale Price: \$155,000

Assessed Value: \$50,060



## Example #57

Location: South Williamsport Borough

Living Area: 2237 square feet

Lot Size: .79 acre

Sale Date: 8/30/2024

Sale Price: \$429,900

Assessed Value: \$171,490



## Example #58

Location: Shrewsbury Township

Living Area: 1207 square feet

Lot Size: .25 acre

Sale Date: 2/27/2025

Sale Price: \$155,000

Assessed Value: \$53,740



## Example #59

Location: Susquehanna Township

Living Area: 1277 square feet

Lot Size: .40 acre

Sale Date: 11/22/2023

Sale Price: \$199,000

Assessed Value: \$56,140



## Example #60

Location: Upper Fairfield Township

Living Area: 4865 square feet

Lot Size: 2.62 acres

Sale Date: 7/11/2023

Sale Price: \$599,900

Assessed Value: \$286,040



## Example #61

Location: Washington Township

Living Area: 1644 square feet

Lot Size: .93 acre

Sale Date: 10/20/2023

Sale Price: \$325,000

Assessed Value: \$122,740



## Example #62

Location: Watson Township

Living Area: 1640 square feet

Lot Size: 1.47 acres

Sale Date: 7/14/2022

Sale Price: \$330,000

Assessed Value: \$90,360





## Example #63

Location: Wolf Township

Living Area: 1872 square feet

Lot Size: 2.09 acres

Sale Date: 10/02/2024

Sale Price: \$250,000

Assessed Value: \$120,260



## Example #64

Location: Wolf Township

Living Area: 2601 square feet

Lot Size: 4.18 acres

Sale Date: 10/22/2024

Sale Price: \$600,000

Assessed Value: \$259,150



## Example #65

Location: Woodward Township

Living Area: 1048 square feet

Lot Size: .15 acre

Sale Date: 10/27/2023

Sale Price: \$140,000

Assessed Value: \$53,010



## Example #66

Location: Williamsport City

Living Area: 1368 square feet

Lot Size: .19 acre

Sale Date: 8/5/2022

Sale Price: \$155,000

Assessed Value: \$65,170



## Example #67

Location: Williamsport City

Living Area: 1208 square feet

Lot Size: .11 acre

Sale Date: 9/1/2022

Sale Price: \$109,900

Assessed Value: \$40,250



## Example #68

Location: Williamsport City

Living Area: 3291 square feet

Lot Size: .18 acre

Sale Date: 5/29/2024

Sale Price: \$215,000

Assessed Value: \$87,350



### Example #69

Location: Williamsport City

Living Area: 1538 square feet

Lot Size: .04 acre

Sale Date: 8/24/2023

Sale Price: \$139,000

Assessed Value: \$25,140



## Example #70

Location: Williamsport City

Living Area: 1510 square feet

Lot Size: .05 acre

Sale Date: 10/30/2024

Sale Price: \$129,900

Assessed Value: \$62,430





## Example #71

Location: Williamsport City

Living Area: 2456 square feet

Lot Size: .13 acre

Sale Date: 7/16/2024

Sale Price: \$180,000

Assessed Value: \$79,170



## Example #72

Location: Williamsport City

Living Area: 1212 square feet

Lot Size: .13 acre

Sale Date: 4/4/2024

Sale Price: \$180,000

Assessed Value: \$60,550



### Example #73

Location: Williamsport City

Living Area: 2434 square feet

Lot Size: .12 acre

Sale Date: 10/4/2024

Sale Price: \$166,000

Assessed Value: \$76,900



## Example #74

Location: Williamsport City

Living Area: 1452 square feet

Lot Size: .16 acre

Sale Date: 2/26/2025

Sale Price: \$184,900

Assessed Value: \$68,080



## Example #75

Location: Williamsport City

Living Area: 1420 square feet

Lot Size: .09 acre

Sale Date: 8/16/2024

Sale Price: \$170,000

Assessed Value: \$56,400



## Example #76

Location: Williamsport City

Living Area: 1466 square feet

Lot Size: .21 acre

Sale Date: 5/22/2024

Sale Price: \$200,000

Assessed Value: \$83,880



## Example #77

Location: Williamsport City

Living Area: 2598 square feet

Lot Size: .14 acre

Sale Date: 8/16/2024

Sale Price: \$138,900

Assessed Value: \$55,970



## Example #78

Location: Williamsport City

Living Area: 2884 square feet

Lot Size: .10 acre

Sale Date: 1/19/2024

Sale Price: \$234,900

Assessed Value: \$101,740





## Example #79

Location: Williamsport City

Living Area: 3360 square feet

Lot Size: 6.95 acres

Sale Date: 2/7/2024

Sale Price: \$740,000

Assessed Value: \$399,990



## Example #80

Location: Williamsport City

Living Area: 3408 square feet

Lot Size: .30 acre

Sale Date: 5/10/2024

Sale Price: \$468,000

Assessed Value: \$181,600



## Example #81

Location: Williamsport City

Living Area: 2399 square feet

Lot Size: .60 acre

Sale Date: 2/14/2024

Sale Price: \$349,900

Assessed Value: \$179,240



## Example #82

Location: McIntyre Township

Living Area: 119 pads (commercial)

Lot Size: 18.25 acres

Sale Date: 5/19/2022

Sale Price: \$725,000

Assessed Value: \$244,610



## Example #83

Location: Jersey Shore Borough

Living Area: N/A (commercial)

Lot Size: .97 acre

Sale Date: 1/24/2023

Sale Price: \$1,000,000

Assessed Value: \$368,310



## Example #84

Location: Muncy Township

Living Area: N/A (commercial)

Lot Size: 4.11 acres

Sale Date: 6/28/2022

Sale Price: \$4,338,000

Assessed Value: \$1,335,940



## Example #85

Location: South Williamsport Borough

Living Area: N/A (commercial)

Lot Size: .43 acre

Sale Date: 10/2/2024

Sale Price: \$850,000

Assessed Value: \$499,990



## Example #86

Location: Old Lycoming Township

Lot Size: N/A (commercial)

Lot Size: .52 acre

Sale Date: 7/12/2024

Sale Price: 875,000

Assessed Value: \$324,660





## Example #87

Location: Gamble Township

Lot Size: 35 pads (commercial)

Lot Size: 62.21 acres

Sale Date: 6/15/2022

Sale Price: 500,000

Assessed Value: \$164,960



## Example #88

Location: Montoursville Borough

Living Area: N/A (commercial)

Lot Size: 2.50 acres

Sale Date: 2/1/2022

Sale Price: \$1,200,000

Assessed Value: \$406,080



## Example #89

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: .23 acre

Sale Date: 5/20/2022

Sale Price: \$245,000

Assessed Value: \$34,740



## Example #90

Location: Watson Township

Living Area: N/A (commercial)

Lot Size: 3.87 acres

Sale Date: 11/22/2023

Sale Price: \$765,000

Assessed Value: \$284,510



## Example #91

Location: Muncy Creek Township

Living Area: N/A (commercial)

Lot Size: 1.46 acres

Sale Date: 3/16/2022

Sale Price: \$285,000

Assessed Value: \$163,440



## Example #92

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: 6.74 acres

Sale Date: 4/1/2024

Sale Price: \$4,000,000

Assessed Value: \$685,370



## Example #93

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: .17 acres

Sale Date: 10/3/2023

Sale Price: \$235,000

Assessed Value: \$82,010



## Example #94

Location: Mill Creek Township

Living Area: 1120 square feet

Lot Size: 110.16 acre

Sale Date: 10/26/2022

Sale Price: \$1,320,000

Assessed Value: \$97,410





## Example #95

Location: Old Lycoming Township

Living Area: 3024 square feet

Lot Size: 242.58 acres

Sale Date: 10/11/2023

Sale Price: \$2,760,000

Assessed Value: \$561,210

Sale also included 3 more houses on property and farm buildings



## Example #96

Location: Loyalsock Township

Living Area: 4146 square feet

Lot Size: 25.71 acres

Sale Date: 10/10/2022

Sale Price: \$1,155,000

Assessed Value: \$405,930



## Example #97

Location: Brown Township

Living Area: 1835 square feet

Lot Size: 1.01 acres

Sale Date: 9/12/2024

Sale Price: \$675,000

Assessed Value: \$128,050



## Example #98

Location: Jordan Township

Living Area: 2621 square feet

Lot Size: 10.48 acres

Sale Date: 4/21/2022

Sale Price: \$600,000

Assessed Value: \$247,910



## Example #99

Location: McHenry Township

Living Area: 1492 square feet

Lot Size: .46 acre

Sale Date: 1/16/2024

Sale Price: \$550,000

Assessed Value: \$88,280



## Example #100

Location: Pine Township

Living Area: 1299 square feet

Lot Size: 4.38 acres

Sale Date: 9/26/2022

Sale Price: \$500,000

Assessed Value: \$64,370



Location: Watson Township  
Living Area: 1708 square feet  
Lot Size: 4.72 acres  
Assessed Value: \$104,020  
For Sale at \$799,999 with creek frontage



## Vacant Land Sales

Parcel Number	Sale Date	Sale Price	Assessed Value	Acreage
03-388-132.F	8/13/2024	\$65,000	\$28,180	2.15
12-352-152.24	2/12/2024	\$78,500	\$22,270	0.52
13-356-148	9/20/2023	\$400,000	\$70,930	97.77
24-268-186	8/4/2023	\$198,500	\$49,860	25.84
31-347-116	6/11/2024	\$249,900	\$78,010	67.60
40-002-103.B	1/28/2022	\$50,000	\$26,250	0.75
40-393-199.02	9/13/2022	\$170,000	\$44,220	7.67
48-273-102.03	10/18/2024	\$135,000	\$42,440	25.35
51-001-509	10/12/2023	\$75,000	\$21,130	0.77
53-003-418	11/30/2023	\$42,000	\$28,000	0.19
55-388-184	1/31/2025	\$122,000	\$42,790	25.27
59-354-210.05	3/15/2023	\$68,000	\$32,000	0.47
59-354-210.32	6/19/2024	\$67,500	\$32,000	0.61
60-367-118.05	5/20/2022	\$86,000	\$25,400	1.54
74-015-702	6/10/2022	\$135,000	\$49,090	8.63

## Commercial Vacant Land Sales

Parcel Number	Sale Date	Sale Price	Assessed Value	Acreage
26-330-188	5/17/2024	\$225,000	\$154,280	9.13
41-352-118.19	8/17/2022	\$2,300,000	\$1,179,900	31.54
41-353-169.A	1/24/2025	\$940,000	\$70,400	1.76
41-353-205.S	1/10/2022	\$170,000	\$26,230	2.92
59-003-205	10/9/2023	\$605,000	\$37,600	5.40
62-003-406.A	6/23/2023	\$150,000	\$23,520	0.18
63-003-406	3/5/2025	\$100,000	\$13,910	0.16
69-006-401	3/30/2023	\$250,000	\$9,430	0.45