



**REALTY TRANSFER TAX  
2021 COMMON LEVEL RATIO  
REAL ESTATE VALUATION FACTORS**

**January 2023**

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board in 2021. These factors are the mathematical reciprocals of the actual common level ratio (CLR). For Pennsylvania Realty Transfer Tax purposes, these factors are applicable for documents accepted from **July 1, 2022 to June 30, 2023**. 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).

<u>COUNTY</u>	<u>CLR FACTOR</u>	<u>COUNTY</u>	<u>CLR FACTOR</u>	<u>COUNTY</u>	<u>CLR FACTOR</u>
Adams	1.14	Elk	3.98	Montour	1.81
Allegheny	1.57	Erie	1.41	Northampton	4.61
Armstrong	2.46	Fayette	1.93	Northumberland	8.20
Beaver	6.76	Forest	6.85	Perry	1.41
Bedford	1.39	Franklin	10.53	Philadelphia <sup>1</sup>	1.08 <sup>a</sup>
Berks	2.22	Fulton	3.76	Philadelphia <sup>1</sup>	1.00 <sup>b</sup>
Blair	1.16	Greene	2.19	Pike	8.26
Bradford	4.33	Huntingdon	6.54	Potter	4.37
Bucks	13.70	Indiana	1.06	Schuylkill	3.82
Butler	14.08	Jefferson	3.66	Snyder	8.40
Cambria	6.06	Juniata	9.35	Somerset	4.24
Cameron	4.18	Lackawanna	12.20	Sullivan	1.81
Carbon	4.12	Lancaster	1.47	Susquehanna	4.52
Centre	4.67	Lawrence	1.67	Tioga	1.94
Chester	2.53	Lebanon	1.39	Union	1.80
Clarion	3.44	Lehigh	1.57	Venango	1.52
Clearfield	9.90	Luzerne	1.32	Warren	5.26
Clinton	1.57	Lycoming	1.79	Washington	1.19
Columbia	5.78	McKean	1.24	Wayne	1.75
Crawford	4.69	Mercer	6.99	Westmoreland	9.09
Cumberland	1.17	Mifflin	3.51	Wyoming	7.04
Dauphin	1.91	Monroe	1.65	York	1.52
Delaware	1.37	Montgomery	2.53		

(1) Adjusted by the Department of Revenue to reflect an assessment base change effective January 1, 2023.  
 (a) The previous assessed value and CLR of 1.08 applies to documents accepted from July 1, 2022 to December 31, 2022.  
 (b) The new assessed value and CLR of 1.00 applies to documents accepted from January 1, 2023 to June 30, 2023.