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## **Allegheny County's Certified Property Values for 2016**

Three years after the reassessment in Allegheny County property values in 2016 stand at \$99.8 billion, with \$76.7 billion being taxable and \$23.1 billion exempt from taxation—a ratio of \$3.32 in taxable value for every \$1 in exempt. These figures are based on the 2016 County Certification Roll that was approved on January 15<sup>th</sup>.

The Certification Roll is available for viewing by clicking [here](#).

Compared to 2015's certified value of \$98.2 billion, property values have risen 1.6 percent, with most of this growth coming from taxable property. A closer look at this growth is worthwhile.

The increase in Countywide certified taxable values from \$75.2 billion in 2015 to \$76.7 billion this year is an increase of \$1.5 billion, or two percent. A look at County certified values back to 2003 shows that in only one non-reassessment year over year period (2006 to 2007) did taxable certified value increase more than one percent (certified value increased from \$57.1 billion to \$57.7 billion). In years with no reassessment any growth has to be the result of new construction, improvements, and appeals by taxing bodies.

In the County's municipalities, 2016 taxable values range from a high of \$18.1 billion in the City of Pittsburgh to a low of \$4.3 million in Haysville. After Pittsburgh, seven of the County's municipalities were certified as having between \$2.0 and \$2.6 billion in taxable value. Twelve others have more than \$1 billion but less than \$2 billion in taxable value in 2016.

In percentage terms, the biggest increases in certified taxable value from 2015 to 2016 occurred in Findlay Township (14%), Ohio Township (11%), and Pine Township (9%). Eight other municipalities saw certified taxable value grow four percent or more (Neville, Kilbuck, Haysville, Oakmont, Marshall, South Fayette, Collier, and Jefferson Hills). Overall, close to 100 municipalities saw only minimal change in the 2016 certified taxable values from a year earlier—rising or falling in a range of two percent.

In dollar terms the biggest jump in taxable value occurred in the City of Pittsburgh, where taxable value rose \$590 million from 2015 to 2016.

The County Certification Roll provides data on taxable property that identify properties as residential or commercial as well as the value for buildings and land. Residential land value (\$15.1 billion) and commercial land value (\$5.7 billion) remained largely unchanged from where those values stood in 2015, with a combined increase of only \$62 million. The big changes came in residential building value, which climbed from \$37 billion to \$37.9 billion (\$909 million) and commercial building value, where the Countywide total rose from \$17.3 billion to \$17.8 billion (\$516 million). Thus, building value (residential and commercial) was up a combined \$1.4 billion. Much of the commercial increase can be traced to Ward Two of the City of Pittsburgh (part of the Golden Triangle and the Strip District), where taxable commercial building value increased \$361.5 million year over year.

Some other notable changes in taxable value in 2016 at the municipal level:

- In Findlay Township, taxable value increased \$102 million to \$823 million total, with the bulk of the increase coming from commercial building value increasing \$75 million.
- In Ohio Township, taxable value rose \$64 million, with residential building value rising from \$354 million to \$420 million. However, commercial value fell by \$2 million year over year.
- In East Pittsburgh Borough (separate from the City of Pittsburgh) taxable value fell nearly 22 percent year over year from \$45.7 million to \$35.8 million. While residential value remained largely unchanged with \$14.8 million in land and buildings, commercial value dropped from \$30.9 million to \$20.9 million.
- In Turtle Creek Borough certified taxable value fell 13 percent from \$99.7 million to \$87.0 million. A decline in the certified building value from \$40.4 million to \$27.5 million was reported for the municipality.

County, municipal, and Pittsburgh Public School millage rates have already been set for 2016, so in places where values are up there should be a bump in overall collections. The suburban school districts are just beginning to set millage rates for the fiscal year that starts on July 1<sup>st</sup>.

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