



ALLEGHENY INSTITUTE
FOR PUBLIC POLICY

*Analyzing Property Tax Changes in
Allegheny County: 2013 to 2017*

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Introduction

In 2017, Allegheny County property values will continue to be based on the assessed values that reflect valuation as of January 1, 2012 that went into effect at the start of 2013. With the County and its municipalities operating on a calendar year for budget purposes, that means five budgets (2013, 2014, 2015, 2016, and 2017) have been based upon those values and adjusted millage rates to comply with state law regarding tax rates following a reassessment.

School districts, with the exception of Pittsburgh Public Schools, operate on a July-June budget cycle, so for the majority of districts in the County four years (2013-14, 2014-15, 2015-16, and 2016-17) have been constructed based on the 2013 reassessed values.

The purpose of this report is to examine the changes, if any, in property taxes at the county, municipal, and school district level in Allegheny County from 2013 to 2017. With values frozen, for all intents and purposes, the only changes resulting in a tax bill arise from either a change in the millage rate levied by the taxing body or a change in abatements/exemptions that allow a qualified owner to partake of a program to lower the tax bill.¹

¹ Values can be appealed, either by owners or taxing bodies, and improvements or modifications and demolition can result in changes of value to properties, but there is no talk of a reassessment.

Methodology

In order to establish how property taxes have changed for properties, it is important to note that a taxable property pays three separate tax bills: one to the County, one to the municipality, and one to the school district. This analysis is based on residential property: non-residential property would pay the same three entities and same millage rates due to uniformity requirements, but the focus here is on residential property so as to take into consideration homestead exemptions, which are only granted to a qualified homestead property.

Under Act 50 of 1998, Allegheny County and the City of Pittsburgh allow for a reduction in the assessed value of homesteads. No other municipality in the County besides the City of Pittsburgh offers a homestead exemption under Act 50. The homestead exemption offered by the County and the City of Pittsburgh has not changed in the years 2013 to 2017. Allegheny County offers an \$18,000 homestead exemption that lowers the assessed value for *County tax purposes* and amounts to about \$85 in savings. The City offers a \$15,000 homestead exemption that lowers the assessed value for *City tax purposes* and amounts to around \$121 in savings on City taxes.

Under Act 1 of 2006, all school districts in Allegheny County (and across Pennsylvania) offer homestead exemptions for properties as a result of revenue from legalized slot machine gaming. The amount of exemption for school districts varies and has fluctuated based on slot machine play and the number of qualified homesteads in each district that qualified for relief. From 2013-14 to 2016-17, the estimated relief per homestead rose from \$190 to \$198 in Allegheny County. This occurred despite a slight drop in the amount of gaming money coming into the County for school property tax relief (\$62,002,177 to \$62,000,428, or a drop of \$1,749) because the number of homesteads qualifying for relief fell from 318,089 to 305,653 (12,436). This could have occurred as property use may have changed or people might have claimed more than one homestead exemption and that was corrected.

With 130 municipalities and 43 school districts, there is a great deal of variation in home values, millage rates, and the amount of school property tax relief. This analysis uses the municipality as the focus of measurement. Five of the 130 municipalities are omitted at the start: Trafford and McDonald since they lie partially in adjacent counties and their values and millage rates reflect the assessments of those counties, and Clairton, Duquesne, and McKeesport due to the fact that the three levy split rates on land and buildings rather than a single property tax rate.

Then the municipalities are also part of school districts, with 43 districts in the County in total. Two districts have been eliminated due to the split tax rate issue (Clairton and Duquesne) and the City of McKeesport, which is one of five municipalities in the McKeesport Area School District, is eliminated due to this issue on the municipal side, but the remainder of the District is included in the analysis. Ten school districts are comprised of one municipality, and the remaining 31 are multi-municipal school districts.

In sum, this report will show 2013 to 2017 tax changes for County, municipal, and school taxes in 125 municipalities that lie entirely in Allegheny County and solely or in combination with other municipalities in one of 41 school districts and how those changes would affect a median value home qualifying for homestead property tax relief.

In order to establish property value, this report utilized the Allegheny County Municipal Map database, which presents median property value for the municipalities. The assumption is that assessed value is identical to median property value. Thus, for Richland Township, the median property value of \$157,100 is interpreted to mean a house worth \$157,100 would be assessed at \$157,100 (prior to any homestead exemption). With the frozen values, the assumption is that this \$157,100 has remained constant, not subject to owner or taxing body appeal that has changed its value, nor improvements or demolition to raise or lower value. In other words, that home value in Richland Township of \$157,100 was in place in 2013 all the way through 2017.²

Millage rates for municipalities and school districts were obtained via the website of the Allegheny County Treasurer.³

The amounts of homestead property relief for County taxes and City of Pittsburgh taxes under Act 50 of 1998 were obtained from the County's Department of Real Estate and the City's Department of Finance.⁴

The amount of homestead property relief for school property taxes via slot gaming under Act 1 of 2006 was obtained from the Pennsylvania Department of Education, Property Tax Relief Allocations. This page shows the estimated tax relief per homestead in each district in the state. Since the amount of gaming money and the number of homesteads vary year to year, the annual amounts for 2013-14, 2014-15, 2015-16, and 2016-17 were utilized for school taxes paid by the property.⁵

For multi-municipal school districts, each municipality's median value was utilized against millage and homestead relief from gaming. The municipalities would all be subject to the same millage rate and receive the same amount of homestead relief from gaming.

² [Allegheny County Municipality Map](#). Taxes for Median Property Value, accessed for each municipality when clicking on the map.

³ Allegheny County Treasurer. [Municipal rates](#) and [school district](#) rates.

⁴ Allegheny County Department of Real Estate, [Homestead/Farmstead Exclusion](#) City of Pittsburgh Department of Finance, [Real Estate FAQs](#)

⁵ Pennsylvania Department of Education, [Property Tax Relief Allocations](#)

Example

To illustrate an example of the report’s methodology, we use Aleppo Township. It is one of eleven municipalities that make up the Quaker Valley School District, and its median value was \$134,000.

Municipality	School District	Median Home Value
Aleppo	Quaker Valley	\$134,000

To begin with, here is how this home’s County taxes would look from 2013 to 2017:

County Taxes	
2013 Millage	4.73
2013 County Taxes	\$634
Homestead Relief	(\$85)
2013 Final County Taxes	\$549
2017 Millage	4.73
2017 County Taxes	\$634
Homestead Relief	(\$85)
2017 Final County Taxes	\$549
Change in County Taxes, 2013-2017	\$0

The County’s tax rate did not change from 2013 to 2017, nor did its homestead exemption. Thus, in both 2013 and 2017 the homeowner paid \$549 in County taxes on its assessed value after applying the savings from the homestead exemption. Since the County’s tax rate did not change all other classes of taxable property are paying the same tax amount in 2017 as they did in 2013.

Here is the municipal tax analysis:

Municipal Taxes	
2013 Millage	4
2013 Municipal Taxes	\$536
Homestead Relief	\$0
2013 Final Municipal Taxes	\$536
2017 Millage	3.5
2013 Municipal Taxes	\$536
Homestead Relief	\$0
2017 Final Municipal Taxes	\$469
Change in Municipal Taxes, 2013-2017	(\$67)

This home would have seen a municipal tax decrease from 2013 to 2017 since the municipality lowered its millage by half of a mill. There is no municipal homestead exemption, so the only change to take into consideration is on millage rate. The decrease in rate would produce savings of \$67 for the \$134,000 home.

Finally the school taxes:

School Taxes	
2013 Millage	16.93
2013 School Taxes	\$2,269
Homestead Relief	\$182
2013 Final School Taxes	\$2,085
2017 Millage	17.7389
2017 School Taxes	\$2,377
Homestead Relief	\$183
2017 School Taxes	\$2,194
Change in School Taxes, 2013-2017	\$109

The District's millage rate increased from 16.93 mills to 17.7389, and the millage rate hike outpaced a \$1 increase in estimated homestead tax relief from gaming. Quaker Valley saw a reduction in the amount of gaming money available for property tax relief (it fell by \$22,000 from 2013-14 to 2016-17) and the number of qualified homesteads fell by 129. However, as a result of the millage hike, the home's school tax bill went up \$109.

Thus the net change in taxes from 2013-17 for the median value home in Aleppo Township was \$42.

2013-17 Tax Changes	
County	\$0
Municipal	(\$67)
School	\$109
Net	\$42

This exercise was repeated for the other 124 municipalities, and the results are in the pages that follow. Results are presented by municipality in alphabetical order, then by the degree of tax change in net taxes, and then organized by school district so as to allow for viewing in multi-municipal school districts. Lastly, 2013 and 2017 millage rates for the County and the municipalities and the school districts in this study are shown.

2013 to 2017 Tax Changes

Presented in Alphabetical Order by Municipality

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Aleppo	Quaker Valley	\$134,000	-\$67	\$109	\$0	\$42
Aspinwall	Fox Chapel Area	\$182,000	\$182	\$90	\$0	\$272
Avalon	Northgate	\$79,000	\$237	\$68	\$0	\$305
Baldwin Borough	Baldwin Whitehall	\$99,800	\$87	-\$41	\$0	\$46
Baldwin Township	Baldwin Whitehall	\$102,000	\$0	-\$42	\$0	-\$42
Bell Acres	Quaker Valley	\$139,300	\$28	\$112	\$0	\$140
Bellvue	Northgate	\$92,700	\$0	\$83	\$0	\$83
Ben Avon	Avonworth	\$165,000	\$18	\$163	\$0	\$181
Ben Avon Heights	Avonworth	\$234,700	\$516	\$231	\$0	\$747
Bethel Park	Bethel Park	\$142,400	\$78	\$140	\$0	\$218
Blawnox	Fox Chapel Area	\$85,500	\$82	\$39	\$0	\$121
Brackenridge	Highlands	\$50,600	\$0	-\$12	\$0	-\$12
Braddock	Woodland Hills	\$9,800	\$15	\$13	\$0	\$28
Braddock Hills	Woodland Hills	\$52,800	\$106	\$140	\$0	\$246
Bradford Woods	North Allegheny	\$242,200	\$165	\$145	\$0	\$310
Brentwood	Brentwood	\$83,300	\$208	\$379	\$0	\$587
Bridgeville	Chartiers Valley	\$95,000	\$0	\$34	\$0	\$34
Carnegie	Carlynton	\$80,300	\$42	\$190	\$0	\$232
Castle Shannon	Keystone Oaks	\$100,000	\$106	\$37	\$0	\$143
Chalfant	Woodland Hills	\$55,300	\$0	\$147	\$0	\$147
Cheswick	Allegheny Valley	\$103,700	-\$34	\$37	\$0	\$3
Churchill	Woodland Hills	\$146,300	\$256	\$416	\$0	\$672
Collier	Chartiers Valley	\$124,900	\$50	\$46	\$0	\$96
Coraopolis	Cornell	\$57,700	\$115	\$21	\$0	\$136
Crafton	Carlynton	\$97,900	\$49	\$233	\$0	\$282
Crescent	Moon Area	\$94,900	\$0	\$69	\$0	\$69
Dormont	Keystone Oaks	\$107,000	\$107	\$40	\$0	\$147
Dravosburg	McKeesport Area	\$54,900	\$29	\$57	\$0	\$86
East Deer	Deer Lakes	\$50,600	\$20	-\$7	\$0	\$13
East McKeesport	East Allegheny	\$52,300	-\$26	-\$48	\$0	-\$74
East Pittsburgh	Woodland Hills	\$29,600	\$46	\$71	\$0	\$117

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Edgewood	Woodland Hills	\$157,900	\$242	\$450	\$0	\$692
Edgeworth	Quaker Valley	\$427,300	\$0	\$345	\$0	\$345
Elizabeth Borough	Elizabeth Forward	\$52,600	\$0	-\$10	\$0	-\$10
Elizabeth Township	Elizabeth Forward	\$85,200	-\$1	-\$10	\$0	-\$11
Emsworth	Avonworth	\$95,600	\$0	\$96	\$0	\$96
Etna	Shaler Area	\$57,000	\$0	\$98	\$0	\$98
Fawn	Highlands	\$71,300	\$0	-\$12	\$0	-\$12
Findlay	West Allegheny	\$108,600	\$0	\$2	\$0	\$2
Forest Hills	Woodland Hills	\$100,000	\$0	\$279	\$0	\$279
Forward	Elizabeth Forward	\$58,800	-\$59	-\$10	\$0	-\$69
Fox Chapel	Fox Chapel Area	\$487,100	\$166	\$253	\$0	\$419
Franklin Park	North Allegheny	\$262,500	\$56	\$157	\$0	\$213
Frazer	Deer Lakes	\$68,500	\$0	-\$7	\$0	-\$7
Glassport	South Allegheny	\$39,000	\$117	-\$12	\$0	\$105
Glenfield	Quaker Valley	\$49,800	\$0	\$39	\$0	\$39
Green Tree	Keystone Oaks	\$136,800	\$0	\$53	\$0	\$53
Hampton	Hampton	\$161,800	\$15	\$125	\$0	\$140
Harmar	Allegheny Valley	\$91,200	-\$23	\$32	\$0	\$9
Harrison	Highlands	\$73,000	\$56	-\$12	\$0	\$44
Haysville	Quaker Valley	\$23,600	-\$17	\$18	\$0	\$1
Heidelberg	Chartiers Valley	\$85,500	\$0	\$30	\$0	\$30
Homestead	Steel Valley	\$21,400	\$7	\$1	\$0	\$8
Indiana	Fox Chapel Area	\$139,400	\$106	\$68	\$0	\$174
Ingram	Montour	\$79,700	-\$16	\$84	\$0	\$68
Jefferson Hills	West Jefferson Hills	\$111,500	\$112	\$169	\$0	\$281
Kennedy	Montour	\$131,500	\$43	\$139	\$0	\$182
Kilbuck	Avonworth	\$134,500	\$0	\$133	\$0	\$133
Leet	Quaker Valley	\$118,800	\$166	\$95	\$0	\$261
Leetsdale	Quaker Valley	\$70,000	\$140	\$56	\$0	\$196
Liberty	South Allegheny	\$64,600	\$97	-\$12	\$0	\$85
Lincoln	South Allegheny	\$54,400	-\$54	-\$12	\$0	-\$66
Marshall	North Allegheny	\$242,600	\$0	\$145	\$0	\$145

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
McCandless	North Allegheny	\$184,800	-\$11	\$110	\$0	\$99
McKees Rocks	Sto Rox	\$31,200	\$78	-\$35	\$0	\$43
Millvale	Shaler Area	\$37,700	\$0	\$63	\$0	\$63
Monroeville	Gateway	\$108,000	\$169	\$39	\$0	\$208
Moon	Moon Area	\$149,100	\$39	\$109	\$0	\$148
Mt Lebanon	Mt. Lebanon	\$188,300	\$38	\$242	\$0	\$280
Mt Oliver	Pittsburgh Public	\$37,800	\$0	-\$7	\$0	-\$7
Munhall	Steel Valley	\$61,100	\$0	\$29	\$0	\$29
Neville	Cornell	\$58,700	\$29	\$21	\$0	\$50
North Braddock	Woodland Hills	\$17,000	\$0	\$34	\$0	\$34
North Fayette	West Allegheny	\$115,000	\$0	\$2	\$0	\$2
North Versailles	East Allegheny	\$57,200	\$0	-\$50	\$0	-\$50
Oakdale	West Allegheny	\$92,500	\$186	\$2	\$0	\$188
Oakmont	Riverview	\$135,800	\$45	\$169	\$0	\$214
O'Hara	Fox Chapel Area	\$183,700	\$0	\$91	\$0	\$91
Ohio	Avonworth	\$216,000	\$0	\$213	\$0	\$213
Osbourne	Quaker Valley	\$225,500	\$23	\$181	\$0	\$204
Penn Hills	Penn Hills	\$68,500	\$0	\$183	\$0	\$183
Pennsbury Village	Montour	\$90,900	\$55	\$96	\$0	\$151
Pine	Pine Richland	\$291,200	\$0	\$4	\$0	\$4
Pitcarin	Gateway	\$34,900	\$105	\$7	\$0	\$112
Pittsburgh	Pittsburgh Public	\$65,300	\$25	-\$2	\$0	\$23
Pleasant Hills	West Jefferson Hills	\$125,000	\$179	\$190	\$0	\$369
Plum	Plum	\$112,400	\$54	\$61	\$0	\$115
Port Vue	South Allegheny	\$52,300	-\$24	-\$12	\$0	-\$36
Rankin	Woodland Hills	\$15,000	\$0	\$28	\$0	\$28
Reserve	Shaler Area	\$91,300	\$0	\$159	\$0	\$159
Richland	Pine Richland	\$156,200	\$0	\$4	\$0	\$4
Robinson	Montour	\$138,300	\$0	\$146	\$0	\$146
Ross	North Hills	\$132,500	\$0	\$94	\$0	\$94
Rosslyn Farms	Carlynton	\$228,000	\$255	\$555	\$0	\$810

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Scott	Chartiers Valley	\$119,900	\$105	\$44	\$0	\$149
Sewickley	Quaker Valley	\$179,700	-\$45	\$144	\$0	\$99
Sewickley Heights	Quaker Valley	\$612,100	\$1,285	\$494	\$0	\$1,779
Sewickley Hills	Quaker Valley	\$237,000	\$111	\$191	\$0	\$302
Shaler	Shaler Area	\$126,500	\$0	\$223	\$0	\$223
Sharpsburg	Fox Chapel Area	\$50,000	\$34	\$20	\$0	\$54
South Fayette	South Fayette	\$143,300	\$143	\$288	\$0	\$431
South Park	South Park	\$122,400	\$0	\$235	\$0	\$235
South Versailles	McKeesport Area	\$42,200	\$0	\$38	\$0	\$38
Springdale Borough	Allegheny Valley	\$80,700	\$262	\$28	\$0	\$290
Springdale Township	Allegheny Valley	\$74,400	\$112	\$26	\$0	\$138
Stowe	Sto Rox	\$37,000	\$0	-\$35	\$0	-\$35
Swissvale	Woodland Hills	\$61,300	\$59	\$165	\$0	\$224
Tarentum	Highlands	\$40,400	\$0	-\$12	\$0	-\$12
Thornburg	Montour	\$224,000	\$0	\$237	\$0	\$237
Turtle Creek	Woodland Hills	\$31,500	\$55	\$77	\$0	\$132
Upper St. Clair	Upper St. Clair	\$221,600	\$0	\$643	\$0	\$643
Verona	Riverview	\$50,000	-\$10	\$60	\$0	\$50
Versailles	McKeesport Area	\$45,400	\$0	\$43	\$0	\$43
Wall	East Allegheny	\$9,800	\$0	-\$24	\$0	-\$24
West Deer	Deer Lakes	\$111,600	\$112	-\$7	\$0	\$105
West Elizabeth	West Jefferson Hills	\$37,400	-\$77	\$56	\$0	-\$21
West Homestead	Steel Valley	\$77,600	\$136	\$40	\$0	\$176
West Mifflin	West Mifflin Area	\$70,000	-\$10	\$280	\$0	\$270
West View	North Hills	\$97,600	\$0	\$68	\$0	\$68
Whitaker	West Mifflin Area	\$47,200	\$71	\$185	\$0	\$256
White Oak	McKeesport Area	\$79,700	\$159	\$95	\$0	\$254
Whitehall	Baldwin Whitehall	\$126,300	\$13	-\$50	\$0	-\$37
Wilkins	Woodland Hills	\$78,200	\$78	\$215	\$0	\$293
Wilkinsburg	Wilkinsburg	\$33,100	\$0	-\$28	\$0	-\$28
Wilmerding	East Allegheny	\$26,700	\$53	-\$33	\$0	\$20

By Degree of Change

Net Tax Change of \$200 or More (Ranked by Net Tax Change)

In 37 municipalities the net tax change from 2013 to 2017 was \$200 or more. This group included the municipality with the highest median home value in the County (Sewickley Heights). Of the top ten municipalities, only one (Upper St. Clair) did not have a municipal tax increase. All of the school districts in this group (20 in all) increased millage rates from 2013-14 to 2016-17 (that is to say, the school tax change did not arise from a drop in homestead relief).

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Sewickley Heights	Quaker Valley	\$612,100	\$1,285	\$494	\$0	\$1,779
Rosslyn Farms	Carlynton	\$228,000	\$255	\$555	\$0	\$810
Ben Avon Heights	Avonworth	\$234,700	\$516	\$231	\$0	\$747
Edgewood	Woodland Hills	\$157,900	\$242	\$450	\$0	\$692
Churchill	Woodland Hills	\$146,300	\$256	\$416	\$0	\$672
Upper St. Clair	Upper St. Clair	\$221,600	\$0	\$643	\$0	\$643
Brentwood	Brentwood	\$83,300	\$208	\$379	\$0	\$587
South Fayette	South Fayette	\$143,300	\$143	\$288	\$0	\$431
Fox Chapel	Fox Chapel Area	\$487,100	\$166	\$253	\$0	\$419
Pleasant Hills	West Jefferson Hills	\$125,000	\$179	\$190	\$0	\$369
Edgeworth	Quaker Valley	\$427,300	\$0	\$345	\$0	\$345
Bradford Woods	North Allegheny	\$242,200	\$165	\$145	\$0	\$310
Avalon	Northgate	\$79,000	\$237	\$68	\$0	\$305
Sewickley Hills	Quaker Valley	\$237,000	\$111	\$191	\$0	\$302
Wilkins	Woodland Hills	\$78,200	\$78	\$215	\$0	\$293
Springdale Borough	Allegheny Valley	\$80,700	\$262	\$28	\$0	\$290
Crafton	Carlynton	\$97,900	\$49	\$233	\$0	\$282
Jefferson Hills	West Jefferson Hills	\$111,500	\$112	\$169	\$0	\$281
Mt Lebanon	Mt. Lebanon	\$188,300	\$38	\$242	\$0	\$280
Forest Hills	Woodland Hills	\$100,000	\$0	\$279	\$0	\$279
Aspinwall	Fox Chapel Area	\$182,000	\$182	\$90	\$0	\$272
West Mifflin	West Mifflin Area	\$70,000	-\$10	\$280	\$0	\$270
Leet	Quaker Valley	\$118,800	\$166	\$95	\$0	\$261
Whitaker	West Mifflin Area	\$47,200	\$71	\$185	\$0	\$256
White Oak	McKeesport Area	\$79,700	\$159	\$95	\$0	\$254
Braddock Hills	Woodland Hills	\$52,800	\$106	\$140	\$0	\$246
Thornburg	Montour	\$224,000	\$0	\$237	\$0	\$237
South Park	South Park	\$122,400	\$0	\$235	\$0	\$235
Carnegie	Carlynton	\$80,300	\$42	\$190	\$0	\$232
Swissvale	Woodland Hills	\$61,300	\$59	\$165	\$0	\$224
Shaler	Shaler Area	\$126,500	\$0	\$223	\$0	\$223
Bethel Park	Bethel Park	\$142,400	\$78	\$140	\$0	\$218
Oakmont	Riverview	\$135,800	\$45	\$169	\$0	\$214
Ohio	Avonworth	\$216,000	\$0	\$213	\$0	\$213
Franklin Park	North Allegheny	\$262,500	\$56	\$157	\$0	\$213
Monroeville	Gateway	\$108,000	\$169	\$39	\$0	\$208
Osbourne	Quaker Valley	\$225,500	\$23	\$181	\$0	\$204

Net Tax Change of \$100 to \$199 (Ranked by Net Tax Change)

In this group of 28 municipalities net taxes on the median value home increased between \$100 and \$199 over the time period. Six municipalities did not increase millage rates. On the school district tax side, two districts (South Allegheny and Deer Lakes) did not increase millage and homes benefitted from an increase in homestead relief from gaming, thus resulting in a decrease in school taxes over the time frame. There was no municipality where it left millage unchanged where its school district did likewise.

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Leetsdale	Quaker Valley	\$70,000	\$140	\$56	\$0	\$196
Oakdale	West Allegheny	\$92,500	\$186	\$2	\$0	\$188
Penn Hills	Penn Hills	\$68,500	\$0	\$183	\$0	\$183
Kennedy	Montour	\$131,500	\$43	\$139	\$0	\$182
Ben Avon	Avonworth	\$165,000	\$18	\$163	\$0	\$181
West Homestead	Steel Valley	\$77,600	\$136	\$40	\$0	\$176
Indiana	Fox Chapel Area	\$139,400	\$106	\$68	\$0	\$174
Reserve	Shaler Area	\$91,300	\$0	\$159	\$0	\$159
Pennsbury Village	Montour	\$90,900	\$55	\$96	\$0	\$151
Scott	Chartiers Valley	\$119,900	\$105	\$44	\$0	\$149
Moon	Moon Area	\$149,100	\$39	\$109	\$0	\$148
Chalfant	Woodland Hills	\$55,300	\$0	\$147	\$0	\$147
Dormont	Keystone Oaks	\$107,000	\$107	\$40	\$0	\$147
Robinson	Montour	\$138,300	\$0	\$146	\$0	\$146
Marshall	North Allegheny	\$242,600	\$0	\$145	\$0	\$145
Castle Shannon	Keystone Oaks	\$100,000	\$106	\$37	\$0	\$143
Hampton	Hampton	\$161,800	\$15	\$125	\$0	\$140
Bell Acres	Quaker Valley	\$139,300	\$28	\$112	\$0	\$140
Springdale Township	Allegheny Valley	\$74,400	\$112	\$26	\$0	\$138
Coraopolis	Cornell	\$57,700	\$115	\$21	\$0	\$136
Kilbuck	Avonworth	\$134,500	\$0	\$133	\$0	\$133
Turtle Creek	Woodland Hills	\$31,500	\$55	\$77	\$0	\$132
Blawnox	Fox Chapel Area	\$85,500	\$82	\$39	\$0	\$121
East Pittsburgh	Woodland Hills	\$29,600	\$46	\$71	\$0	\$117
Plum	Plum	\$112,400	\$54	\$61	\$0	\$115
Pitcarin	Gateway	\$34,900	\$105	\$7	\$0	\$112
Glassport	South Allegheny	\$39,000	\$117	-\$12	\$0	\$105
West Deer	Deer Lakes	\$111,600	\$112	-\$7	\$0	\$105

Net Tax Change of \$1 to \$99 (Ranked by Net Tax Change)

The median value home in these 42 municipalities saw a tax increase in the range of \$1 to \$99. Included in this group are eight municipalities that decreased their municipal tax rates from where they stood in 2013, but were offset by increases in school taxes. Only in Findlay and North Fayette Townships did the school district (both are in West Allegheny) also not increase taxes. There was a slight change in the estimated homestead exemption in that school district, by \$2 per homestead, that would have slightly increased the overall taxes in these two municipalities.

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Sewickley	Quaker Valley	\$179,700	-\$45	\$144	\$0	\$99
McCandless	North Allegheny	\$184,800	-\$11	\$110	\$0	\$99
Etna	Shaler Area	\$57,000	\$0	\$98	\$0	\$98
Emsworth	Avonworth	\$95,600	\$0	\$96	\$0	\$96
Collier	Chartiers Valley	\$124,900	\$50	\$46	\$0	\$96
Ross	North Hills	\$132,500	\$0	\$94	\$0	\$94
O'Hara	Fox Chapel Area	\$183,700	\$0	\$91	\$0	\$91
Dravosburg	McKeesport Area	\$54,900	\$29	\$57	\$0	\$86
Liberty	South Allegheny	\$64,600	\$97	-\$12	\$0	\$85
Bellvue	Northgate	\$92,700	\$0	\$83	\$0	\$83
Crescent	Moon Area	\$94,900	\$0	\$69	\$0	\$69
Ingram	Montour	\$79,700	-\$16	\$84	\$0	\$68
West View	North Hills	\$97,600	\$0	\$68	\$0	\$68
Millvale	Shaler Area	\$37,700	\$0	\$63	\$0	\$63
Sharpsburg	Fox Chapel Area	\$50,000	\$34	\$20	\$0	\$54
Green Tree	Keystone Oaks	\$136,800	\$0	\$53	\$0	\$53
Neville	Cornell	\$58,700	\$29	\$21	\$0	\$50
Verona	Riverview	\$50,000	-\$10	\$60	\$0	\$50
Baldwin Borough	Baldwin Whitehall	\$99,800	\$87	-\$41	\$0	\$46
Harrison	Highlands	\$73,000	\$56	-\$12	\$0	\$44
McKees Rocks	Sto Rox	\$31,200	\$78	-\$35	\$0	\$43
Versailles	McKeesport Area	\$45,400	\$0	\$43	\$0	\$43
Aleppo	Quaker Valley	\$134,000	-\$67	\$109	\$0	\$42
Glenfield	Quaker Valley	\$49,800	\$0	\$39	\$0	\$39
South Versailles	McKeesport Area	\$42,200	\$0	\$38	\$0	\$38
Bridgeville	Chartiers Valley	\$95,000	\$0	\$34	\$0	\$34
North Braddock	Woodland Hills	\$17,000	\$0	\$34	\$0	\$34
Heidelberg	Chartiers Valley	\$85,500	\$0	\$30	\$0	\$30
Munhall	Steel Valley	\$61,100	\$0	\$29	\$0	\$29
Rankin	Woodland Hills	\$15,000	\$0	\$28	\$0	\$28
Braddock	Woodland Hills	\$9,800	\$15	\$13	\$0	\$28
Pittsburgh	Pittsburgh Public	\$65,300	\$25	-\$2	\$0	\$23
Wilmerding	East Allegheny	\$26,700	\$53	-\$33	\$0	\$20
East Deer	Deer Lakes	\$50,600	\$20	-\$7	\$0	\$13
Harmar	Allegheny Valley	\$91,200	-\$23	\$32	\$0	\$9
Homestead	Steel Valley	\$21,400	\$7	\$1	\$0	\$8
Pine	Pine Richland	\$291,200	\$0	\$4	\$0	\$4
Richland	Pine Richland	\$156,200	\$0	\$4	\$0	\$4
Cheswick	Allegheny Valley	\$103,700	-\$34	\$37	\$0	\$3
Findlay	West Allegheny	\$108,600	\$0	\$2	\$0	\$2
North Fayette	West Allegheny	\$115,000	\$0	\$2	\$0	\$2
Haysville	Quaker Valley	\$23,600	-\$17	\$18	\$0	\$1

Negative Net Tax Change (Ranked by Net Tax Change)

Finally, 18 municipalities saw a decrease in taxes from 2013 to 2017. Eleven municipalities did not change millage rates and the remaining seven lowered municipal tax rates. With the exception of the West Jefferson Hills School District, the remaining school districts ended up with a net decrease in the taxes paid by the median home value. Two districts, Baldwin-Whitehall and East Allegheny, reduced millage rates. The others, with the exception of Pittsburgh Public Schools, held millage rates flat. When taking into account gaming relief, the result was a decrease in net taxes paid for the median value home in these municipalities.

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Mt Oliver	Pittsburgh Public	\$37,800	\$0	-\$2	\$0	-\$2
Frazer	Deer Lakes	\$68,500	\$0	-\$7	\$0	-\$7
Elizabeth Borough	Elizabeth Forward	\$52,600	\$0	-\$10	\$0	-\$10
Elizabeth Township	Elizabeth Forward	\$85,200	-\$1	-\$10	\$0	-\$11
Brackenridge	Highlands	\$50,600	\$0	-\$12	\$0	-\$12
Fawn	Highlands	\$71,300	\$0	-\$12	\$0	-\$12
Tarentum	Highlands	\$40,400	\$0	-\$12	\$0	-\$12
West Elizabeth	West Jefferson Hills	\$37,400	-\$77	\$56	\$0	-\$21
Wall	East Allegheny	\$9,800	\$0	-\$24	\$0	-\$24
Wilkinsburg	Wilkinsburg	\$33,100	\$0	-\$28	\$0	-\$28
Stowe	Sto Rox	\$37,000	\$0	-\$35	\$0	-\$35
Port Vue	South Allegheny	\$52,300	-\$24	-\$12	\$0	-\$36
Whitehall	Baldwin Whitehall	\$126,300	\$13	-\$50	\$0	-\$37
Baldwin Township	Baldwin Whitehall	\$102,000	\$0	-\$42	\$0	-\$42
North Versailles	East Allegheny	\$57,200	\$0	-\$50	\$0	-\$50
Lincoln	South Allegheny	\$54,400	-\$54	-\$12	\$0	-\$66
Forward	Elizabeth Forward	\$58,800	-\$59	-\$10	\$0	-\$69
East McKeesport	East Allegheny	\$52,300	-\$26	-\$48	\$0	-\$74

By School District

This section sorts municipal tax changes by the school district in which the municipality is located so as to compare for multi-municipal school districts. In some cases, municipalities within a school district may have kept the millage rate flat while the school district tax rate increased, or both rates may have gone in the same direction, or both stayed flat.

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Cheswick	Allegheny Valley	\$103,700	-\$34	\$37	\$0	\$3
Harmar	Allegheny Valley	\$91,200	-\$23	\$32	\$0	\$9
Springdale Borough	Allegheny Valley	\$80,700	\$262	\$28	\$0	\$290
Springdale Township	Allegheny Valley	\$74,400	\$112	\$26	\$0	\$138
Ben Avon	Avonworth	\$165,000	\$18	\$163	\$0	\$181
Ben Avon Heights	Avonworth	\$234,700	\$516	\$231	\$0	\$747
Emsworth	Avonworth	\$95,600	\$0	\$96	\$0	\$96
Kilbuck	Avonworth	\$134,500	\$0	\$133	\$0	\$133
Ohio	Avonworth	\$216,000	\$0	\$213	\$0	\$213
Baldwin Borough	Baldwin Whitehall	\$99,800	\$87	-\$41	\$0	\$46
Baldwin Township	Baldwin Whitehall	\$102,000	\$0	-\$42	\$0	-\$42
Whitehall	Baldwin Whitehall	\$126,300	\$13	-\$50	\$0	-\$37
Bethel Park	Bethel Park	\$142,400	\$78	\$140	\$0	\$218
Brentwood	Brentwood	\$83,300	\$208	\$379	\$0	\$587
Carnegie	Carlynton	\$80,300	\$42	\$190	\$0	\$232
Crafton	Carlynton	\$97,900	\$49	\$233	\$0	\$282
Rosslyn Farms	Carlynton	\$228,000	\$255	\$555	\$0	\$810
Bridgeville	Chartiers Valley	\$95,000	\$0	\$34	\$0	\$34
Collier	Chartiers Valley	\$124,900	\$50	\$46	\$0	\$96
Heidelberg	Chartiers Valley	\$85,500	\$0	\$30	\$0	\$30
Scott	Chartiers Valley	\$119,900	\$105	\$44	\$0	\$149
Coraopolis	Cornell	\$57,700	\$115	\$21	\$0	\$136
Neville	Cornell	\$58,700	\$29	\$21	\$0	\$50
East Deer	Deer Lakes	\$50,600	\$20	-\$7	\$0	\$13
Frazer	Deer Lakes	\$68,500	\$0	-\$7	\$0	-\$7
West Deer	Deer Lakes	\$111,600	\$112	-\$7	\$0	\$105
East McKeesport	East Allegheny	\$52,300	-\$26	-\$48	\$0	-\$74
North Versailles	East Allegheny	\$57,200	\$0	-\$50	\$0	-\$50
Wall	East Allegheny	\$9,800	\$0	-\$24	\$0	-\$24
Wilmerding	East Allegheny	\$26,700	\$53	-\$33	\$0	\$20

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Elizabeth Borough	Elizabeth Forward	\$52,600	\$0	-\$10	\$0	-\$10
Elizabeth Township	Elizabeth Forward	\$85,200	-\$1	-\$10	\$0	-\$11
Forward	Elizabeth Forward	\$58,800	-\$59	-\$10	\$0	-\$69
Aspinwall	Fox Chapel Area	\$182,000	\$182	\$90	\$0	\$272
Blawnox	Fox Chapel Area	\$85,500	\$82	\$39	\$0	\$121
Fox Chapel	Fox Chapel Area	\$487,100	\$166	\$253	\$0	\$419
Indiana	Fox Chapel Area	\$139,400	\$106	\$68	\$0	\$174
O'Hara	Fox Chapel Area	\$183,700	\$0	\$91	\$0	\$91
Sharpsburg	Fox Chapel Area	\$50,000	\$34	\$20	\$0	\$54
Monroeville	Gateway	\$108,000	\$169	\$39	\$0	\$208
Pitcarin	Gateway	\$34,900	\$105	\$7	\$0	\$112
Hampton	Hampton	\$161,800	\$15	\$125	\$0	\$140
Brackenridge	Highlands	\$50,600	\$0	-\$12	\$0	-\$12
Fawn	Highlands	\$71,300	\$0	-\$12	\$0	-\$12
Harrison	Highlands	\$73,000	\$56	-\$12	\$0	\$44
Tarentum	Highlands	\$40,400	\$0	-\$12	\$0	-\$12
Castle Shannon	Keystone Oaks	\$100,000	\$106	\$37	\$0	\$143
Dormont	Keystone Oaks	\$107,000	\$107	\$40	\$0	\$147
Green Tree	Keystone Oaks	\$136,800	\$0	\$53	\$0	\$53
Dravosburg	McKeesport Area	\$54,900	\$29	\$57	\$0	\$86
South Versailles	McKeesport Area	\$42,200	\$0	\$38	\$0	\$38
Versailles	McKeesport Area	\$45,400	\$0	\$43	\$0	\$43
White Oak	McKeesport Area	\$79,700	\$159	\$95	\$0	\$254
Ingram	Montour	\$79,700	-\$16	\$84	\$0	\$68
Kennedy	Montour	\$131,500	\$43	\$139	\$0	\$182
Pennsbury Village	Montour	\$90,900	\$55	\$96	\$0	\$151
Robinson	Montour	\$138,300	\$0	\$146	\$0	\$146
Thornburg	Montour	\$224,000	\$0	\$237	\$0	\$237
Crescent	Moon Area	\$94,900	\$0	\$69	\$0	\$69
Moon	Moon Area	\$149,100	\$39	\$109	\$0	\$148
Mt Lebanon	Mt. Lebanon	\$188,300	\$38	\$242	\$0	\$280

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Bradford Woods	North Allegheny	\$242,200	\$165	\$145	\$0	\$310
Franklin Park	North Allegheny	\$262,500	\$56	\$157	\$0	\$213
Marshall	North Allegheny	\$242,600	\$0	\$145	\$0	\$145
McCandless	North Allegheny	\$184,800	-\$11	\$110	\$0	\$99
Ross	North Hills	\$132,500	\$0	\$94	\$0	\$94
West View	North Hills	\$97,600	\$0	\$68	\$0	\$68
Avalon	Northgate	\$79,000	\$237	\$68	\$0	\$305
Bellvue	Northgate	\$92,700	\$0	\$83	\$0	\$83
Penn Hills	Penn Hills	\$68,500	\$0	\$183	\$0	\$183
Pine	Pine Richland	\$291,200	\$0	\$4	\$0	\$4
Richland	Pine Richland	\$156,200	\$0	\$4	\$0	\$4
Mt Oliver	Pittsburgh Public	\$37,800	\$0	-\$2	\$0	-\$2
Pittsburgh	Pittsburgh Public	\$65,300	\$25	-\$2	\$0	\$23
Plum	Plum	\$112,400	\$54	\$61	\$0	\$115
Aleppo	Quaker Valley	\$134,000	-\$67	\$109	\$0	\$42
Bell Acres	Quaker Valley	\$139,300	\$28	\$112	\$0	\$140
Edgeworth	Quaker Valley	\$427,300	\$0	\$345	\$0	\$345
Glenfield	Quaker Valley	\$49,800	\$0	\$39	\$0	\$39
Haysville	Quaker Valley	\$23,600	-\$17	\$18	\$0	\$1
Leet	Quaker Valley	\$118,800	\$166	\$95	\$0	\$261
Leetsdale	Quaker Valley	\$70,000	\$140	\$56	\$0	\$196
Osbourne	Quaker Valley	\$225,500	\$23	\$181	\$0	\$204
Sewickley	Quaker Valley	\$179,700	-\$45	\$144	\$0	\$99
Sewickley Heights	Quaker Valley	\$612,100	\$1,285	\$494	\$0	\$1,779
Sewickley Hills	Quaker Valley	\$237,000	\$111	\$191	\$0	\$302
Oakmont	Riverview	\$135,800	\$45	\$169	\$0	\$214
Verona	Riverview	\$50,000	-\$10	\$60	\$0	\$50
Etna	Shaler Area	\$57,000	\$0	\$98	\$0	\$98
Millvale	Shaler Area	\$37,700	\$0	\$63	\$0	\$63
Reserve	Shaler Area	\$91,300	\$0	\$159	\$0	\$159
Shaler	Shaler Area	\$126,500	\$0	\$223	\$0	\$223
Glassport	South Allegheny	\$39,000	\$117	-\$12	\$0	\$105
Liberty	South Allegheny	\$64,600	\$97	-\$12	\$0	\$85
Lincoln	South Allegheny	\$54,400	-\$54	-\$12	\$0	-\$66
Port Vue	South Allegheny	\$52,300	-\$24	-\$12	\$0	-\$36
South Fayette	South Fayette	\$143,300	\$143	\$288	\$0	\$431
South Park	South Park	\$122,400	\$0	\$235	\$0	\$235

Municipality	School District	Median Home Value	Municipal Tax Change	School Tax Change	County Tax Change	Net Tax Change
Homestead	Steel Valley	\$21,400	\$7	\$1	\$0	\$8
Munhall	Steel Valley	\$61,100	\$0	\$29	\$0	\$29
West Homestead	Steel Valley	\$77,600	\$136	\$40	\$0	\$176
McKees Rocks	Sto Rox	\$31,200	\$78	-\$35	\$0	\$43
Stowe	Sto Rox	\$37,000	\$0	-\$35	\$0	-\$35
Upper St. Clair	Upper St. Clair	\$221,600	\$0	\$643	\$0	\$643
Findlay	West Allegheny	\$108,600	\$0	\$2	\$0	\$2
North Fayette	West Allegheny	\$115,000	\$0	\$2	\$0	\$2
Oakdale	West Allegheny	\$92,500	\$186	\$2	\$0	\$188
Jefferson Hills	West Jefferson Hills	\$111,500	\$112	\$169	\$0	\$281
Pleasant Hills	West Jefferson Hills	\$125,000	\$179	\$190	\$0	\$369
West Elizabeth	West Jefferson Hills	\$37,400	-\$77	\$56	\$0	-\$21
West Mifflin	West Mifflin Area	\$70,000	-\$10	\$280	\$0	\$270
Whitaker	West Mifflin Area	\$47,200	\$71	\$185	\$0	\$256
Wilkinsburg	Wilkinsburg	\$33,100	\$0	-\$28	\$0	-\$28
Braddock	Woodland Hills	\$9,800	\$15	\$13	\$0	\$28
Braddock Hills	Woodland Hills	\$52,800	\$106	\$140	\$0	\$246
Chalfant	Woodland Hills	\$55,300	\$0	\$147	\$0	\$147
Churchill	Woodland Hills	\$146,300	\$256	\$416	\$0	\$672
East Pittsburgh	Woodland Hills	\$29,600	\$46	\$71	\$0	\$117
Edgewood	Woodland Hills	\$157,900	\$242	\$450	\$0	\$692
Forest Hills	Woodland Hills	\$100,000	\$0	\$279	\$0	\$279
North Braddock	Woodland Hills	\$17,000	\$0	\$34	\$0	\$34
Rankin	Woodland Hills	\$15,000	\$0	\$28	\$0	\$28
Swissvale	Woodland Hills	\$61,300	\$59	\$165	\$0	\$224
Turtle Creek	Woodland Hills	\$31,500	\$55	\$77	\$0	\$132
Wilkins	Woodland Hills	\$78,200	\$78	\$215	\$0	\$293

Millage Rates, 2013 to 2017

This report has evaluated the impact of taxes in 167 separate taxing entities—one county, 125 municipalities, and 41 school districts—and in terms of millage rates from 2013 to 2017, the data shows that 96 taxing bodies increased millage, 17 decreased millage, and 54 left rates unchanged.

Municipality	2013 County Millage	2017 County Millage	2013 Municipal Millage	2017 Municipal Millage	2013-14 School Millage	2016-17 School Millage
Aleppo	4.73	4.73	4	3.5	16.93	17.7389
Aspinwall	4.73	4.73	4.86	5.86	18.4475	18.9822
Avalon	4.73	4.73	6.83	9.83	23.7071	24.7867
Baldwin Borough	4.73	4.73	5.41	6.28	19.61	19.25
Baldwin Township	4.73	4.73	7.8	7.8	19.61	19.25
Bell Acres	4.73	4.73	4.12	4.32	16.93	17.7389
Bellevue	4.73	4.73	4.89	4.89	23.7071	24.7867
Ben Avon	4.73	4.73	4.28	4.39	17.7	18.67
Ben Avon Heights	4.73	4.73	5.75	7.95	17.7	18.67
Bethel Park	4.73	4.73	1.98	2.53	21.8593	22.8763
Blawnox	4.73	4.73	8.895	9.85	18.4475	18.9822
Brackenridge	4.73	4.73	5.77	5.77	23.8	23.8
Braddock	4.73	4.73	11.15	12.65	22.4	25.35
Braddock Hills	4.73	4.73	6.205	8.205	22.4	25.35
Bradford Woods	4.73	4.73	1.803	2.483	17.4039	18.0011
Brentwood	4.73	4.73	7.5	10	24.8044	29.5332
Bridgeville	4.73	4.73	5.5	5.5	16.2175	16.6067
Carnegie	4.73	4.73	6.23	6.75	19.089	21.564
Castle Shannon	4.73	4.73	7.328	8.385	18.63	19.0771
Chalfant	4.73	4.73	6.9	6.9	22.4	25.35
Cheswick	4.73	4.73	5.68	5.35	19.9494	20.3494
Churchill	4.73	4.73	4.23	5.98	22.4	25.35
Collier	4.73	4.73	2.73	3.13	16.2175	16.6067
Coraopolis	4.73	4.73	10.5	12.5	22.746	23.314
Crafton	4.73	4.73	7.09	7.59	19.089	21.564
Crescent	4.73	4.73	6.4	6.4	18.1167	19.5576
Dormont	4.73	4.73	8.97	9.97	18.63	19.0771
Dravosburg	4.73	4.73	7.03	7.55	15.22	16.74
East Deer	4.73	4.73	4.5	4.9	21.953	21.953
East McKeesport	4.73	4.73	7.9	7.4	27.54	26.9722
East Pittsburgh	4.73	4.73	11.89	13.45	22.4	25.35

Municipality	2013 County Millage	2017 County Millage	2013 Municipal Millage	2017 Municipal Millage	2013-14 School Millage	2016-17 School Millage
Edgewood	4.73	4.73	5.65	7.185	22.4	25.35
Edgeworth	4.73	4.73	4.15	4.15	16.93	17.7389
Elizabeth Borough	4.73	4.73	8	8	20.6052	20.6052
Elizabeth Township	4.73	4.73	3.926	3.93	20.6052	20.6052
Emsworth	4.73	4.73	3.955	3.955	17.7	18.67
Etna	4.73	4.73	8.25	8.25	20.76	22.56
Fawn	4.73	4.73	3.04	3.04	23.8	23.8
Findlay	4.73	4.73	1.6	1.6	18.51	18.51
Forest Hills	4.73	4.73	8	8	22.4	25.35
Forward	4.73	4.73	2.95	1.95	20.6052	20.6052
Fox Chapel	4.73	4.73	2.16	2.5	18.4475	18.9822
Franklin Park	4.73	4.73	1.077	1.29	17.4039	18.0011
Frazer	4.73	4.73	1.42	1.42	21.953	21.953
Glassport	4.73	4.73	8.99	11.99	17.24	17.24
Glenfield	4.73	4.73	4.15	4.15	16.93	17.7389
Green Tree	4.73	4.73	3.61	3.61	18.63	19.0771
Hampton	4.73	4.73	2.4026	2.4966	17.59	18.39
Harmar	4.73	4.73	3.7	3.45	19.9494	20.3494
Harrison	4.73	4.73	4.341	5.106	23.8	23.8
Haysville	4.73	4.73	5.5	4.8	16.93	17.7389
Heidelberg	4.73	4.73	6.95	6.95	16.2175	16.6067
Homestead	4.73	4.73	13	13.33	21.31	22.0132
Indiana	4.73	4.73	2.71	3.47	18.4475	18.9822
Ingram	4.73	4.73	6.1	5.9	16.9	17.9638
Jefferson Hills	4.73	4.73	4.66	5.66	18.104	19.628
Kennedy	4.73	4.73	1.67	2	16.9	17.9638
Kilbuck	4.73	4.73	5.226	5.226	17.7	18.67
Leet	4.73	4.73	5.3	6.7	16.93	17.7389
Leetsdale	4.73	4.73	8	10	16.93	17.7389
Liberty	4.73	4.73	4.5	6	17.24	17.24
Lincoln	4.73	4.73	7.5	6.5	17.24	17.24
Marshall	4.73	4.73	1.42	1.42	17.4039	18.0011

Municipality	2013 County Millage	2017 County Millage	2013 Municipal Millage	2017 Municipal Millage	2013-14 School Millage	2016-17 School Millage
McCandless	4.73	4.73	1.296	1.236	17.4039	18.0011
McKees Rocks	4.73	4.73	6.9	9.4	23.19	23.19
Millvale	4.73	4.73	8.5	8.5	20.76	22.56
Monroeville	4.73	4.73	2.431	4	18.8919	19.3264
Moon	4.73	4.73	2.48	2.74	18.1167	19.5576
Mt Lebanon	4.73	4.73	4.51	4.71	22.61	23.93
Mt Oliver	4.73	4.73	13.5	13.5	9.65	9.84
Munhall	4.73	4.73	10.75	10.75	21.31	22.0132
Neville	4.73	4.73	4.45	4.95	22.746	23.314
North Braddock	4.73	4.73	11	11	22.4	25.35
North Fayette	4.73	4.73	3.29	3.29	18.51	18.51
North Versailles	4.73	4.73	7.75	7.75	27.54	26.9722
Oakdale	4.73	4.73	2.99	5	18.51	18.51
Oakmont	4.73	4.73	3.4	3.73	21.18	22.4462
O'Hara	4.73	4.73	1.725	1.725	18.4475	18.9822
Ohio	4.73	4.73	2.29	2.29	17.7	18.67
Osbourne	4.73	4.73	5.1	5.2	16.93	17.7389
Penn Hills	4.73	4.73	5.444	5.444	23.47	26.3061
Pennsbury	4.73	4.73	4.19	4.8	16.9	17.9638
Pine	4.73	4.73	0.998	0.998	19.2083	19.2083
Pitcarin	4.73	4.73	5.75	8.75	18.8919	19.3264
Pittsburgh	4.73	4.73	7.56	8.06	9.65	9.84
Pleasant Hills	4.73	4.73	5.322	6.75	18.104	19.628
Plum	4.73	4.73	4.3	4.78	18.758	19.377
Port Vue	4.73	4.73	7.86	7.4	17.24	17.24
Rankin	4.73	4.73	9.6928	9.6928	22.4	25.35
Reserve	4.73	4.73	4.47	4.47	20.76	22.56
Richland	4.73	4.73	2.2	2.2	19.2083	19.2083
Robinson	4.73	4.73	2.6	2.6	16.9	17.9638
Ross	4.73	4.73	2.7	2.7	17.06	17.8
Rosslyn Farms	4.73	4.73	6.88	8	19.089	21.564

Municipality	2013 County Millage	2017 County Millage	2013 Municipal Millage	2017 Municipal Millage	2013-14 School Millage	2016-17 School Millage
Scott	4.73	4.73	4.457	5.33	16.2175	16.6067
Sewickley	4.73	4.73	6.5	6.25	16.93	17.7389
Sewickley Heights	4.73	4.73	2.901	5	16.93	17.7389
Sewickley Hills	4.73	4.73	2.37	2.84	16.93	17.7389
Shaler	4.73	4.73	2.49	2.49	20.76	22.56
Sharpsburg	4.73	4.73	6.47	7.15	18.4475	18.9822
South Fayette	4.73	4.73	3.48	4.48	24.7126	26.7
South Park	4.73	4.73	3.062	3.062	21.85	23.82
South Versailles	4.73	4.73	2.9	2.9	15.22	16.74
Springdale Borough	4.73	4.73	4.5	7.75	19.9494	20.3494
Springdale Township	4.73	4.73	5	6.5	19.9494	20.3494
Stowe	4.73	4.73	10.48	10.48	23.19	23.19
Swissvale	4.73	4.73	7.04	8	22.4	25.35
Tarentum	4.73	4.73	5.48	5.48	23.8	23.8
Thornburg	4.73	4.73	5.6	5.6	16.9	17.9638
Turtle Creek	4.73	4.73	7.75	9.5	22.4	25.35
Upper St Clair	4.73	4.73	3.83	3.83	21.413	24.3388
Verona	4.73	4.73	8	7.8	21.18	22.4462
Versailles	4.73	4.73	7	7	15.22	16.74
Wall	4.73	4.73	7.22	7.22	27.54	26.9722
West Deer	4.73	4.73	1.99	2.99	21.953	21.953
West Elizabeth	4.73	4.73	6	3.93	18.104	19.628
West Homestead	4.73	4.73	7.05	8.8	21.31	22.0132
West Mifflin	4.73	4.73	8.02	7.88	20.346	24.4965
West View	4.73	4.73	5.4	5.4	17.06	17.8
Whitaker	4.73	4.73	9.0038	10.5	20.346	24.4965
White Oak	4.73	4.73	4.66	6.66	15.22	16.74
Whitehall	4.73	4.73	4.32	4.42	19.61	19.25
Wilkins	4.73	4.73	4.674	5.675	22.4	25.35
Wilkinsburg	4.73	4.73	14	14	32.63	32.63
Wilmerding	4.73	4.73	8	10	27.54	26.9722