

2026 Allegheny County Millage Rates Municipal A-G



UPDATED: August 2026

MUNICIPALITY	SCHOOL DISTRICT	COUNTY	MUNICIPAL	2026-27 SCHOOL	TOTAL
ALEPPO TWP	QUAKER VALLEY	6.43	3.50	22.8469	32.7769
ASPINWALL BORO	FOX CHAPEL AREA	6.43	8.36	22.6898	37.4798
AVALON BORO	NORTHGATE	6.43	9.83	31.2020	47.462
BALDWIN BORO	BALDWIN -WHITEHALL	6.43	8.03	26.000	40.46
BALDWIN TWP	BALDWIN -WHITEHALL	6.43	9.80	26.000	42.23
BELL ACRES BORO	QUAKER VALLEY	6.43	5.07	22.8469	34.3469
BELLEVUE BORO	NORTHGATE	6.43	5.89	31.2020	43.522
BEN AVON BORO	AVONWORTH	6.43	5.50	23.05	34.98
BEN AVON HGTS BORO	AVONWORTH	6.43	7.95	23.05	37.43
BETHEL PARK	BETHEL PARK	6.43	4.13	28.4739	39.0339
BLAWNOX BORO	FOX CHAPEL AREA	6.43	10.85	22.6898	39.9698
BRACKENRIDGE BORO	HIGHLANDS	6.43	8.50	25.13	40.06
BRADDOCK BORO	WOODLAND HILLS	6.43	13.65	29.0800	49.16
BRADDOCK HILLS BORO	WOODLAND HILLS	6.43	9.40	29.0800	44.91
BRADFORD WOODS BORO	NORTH ALLEGHENY	6.43	3.375	20.4309	30.2359
BRENTWOOD BORO	BRENTWOOD	6.43	11.00	39.1977	56.6277
BRIDGEVILLE BORO	CHARTIERS VALLEY	6.43	8.25	20.1909	34.8709
CARNEGIE BORO	CARLYNTON	6.43	8.50	29.7622	44.6922
CASTLE SHANNON BORO	KEYSTONE OAKS	6.43	12.158	22.7122	41.3002
CHALFANT BORO	WOODLAND HILLS	6.43	8.90	29.0800	44.41
CHESWICK BORO	ALLEGHENY VALLEY	6.43	5.85	21.7049	33.9849
CHURCHILL BORO	WOODLAND HILLS	6.43	9.00	29.0800	44.51
CITY OF CLAIRTON (BUILDING)	CLAIRTON CITY	6.43	5.00	10.560	21.99
CITY OF CLAIRTON (LAND)	CLAIRTON CITY	6.43	40.00	111.6748	158.1048
CITY OF DUQUESNE	DUQUESNE AREA	6.43	20.00	23.88	50.31
CITY OF MCKEESPORT (BUILDING)	MCKEESPORT AREA	6.43	11.26	20.96	38.65
CITY OF MCKEESPORT (LAND)	MCKEESPORT AREA	6.43	20.50	20.96	47.89
CITY OF PITTSBURGH	PITTSBURGH	6.43	9.67	10.457	26.557
COLLIER TWP	CHARTIERS VALLEY	6.43	5.00	20.1909	31.6209
CORAOPOLIS BORO	CORNELL	6.43	12.50	29.0006	47.9306
CRAFTON BORO	CARLYNTON	6.43	8.59	29.7622	44.7822
CRESCENT TWP	MOON AREA	6.43	8.40	26.0415	40.8715
DORMONT BORO	KEYSTONE OAKS	6.43	12.47	22.7122	41.6122
DRAVOSBURG BORO	MCKEESPORT AREA	6.43	8.55	20.96	35.94
EAST DEER TWP	DEER LAKES	6.43	4.65	24.25	35.33
EAST MCKEESPORT BORO	EAST ALLEGHENY	6.43	12.40	29.453	48.283
EAST PITTSBURGH BORO	WOODLAND HILLS	6.43	15	29.0800	50.51
EDGEWOOD BORO	WOODLAND HILLS	6.43	8.185	29.0800	43.695
EDGEWORTH BORO	QUAKER VALLEY	6.43	4.15	22.8469	33.4269
ELIZABETH BORO	ELIZABETH-FORWARD	6.43	10.00	29.7437	46.1737
ELIZABETH TWP	ELIZABETH-FORWARD	6.43	4.026	29.7437	40.1997
EMSWORTH BORO	AVONWORTH	6.43	6.955	23.05	36.435
ETNA BORO	SHALER AREA	6.43	9.50	26.3391	42.2691
FAWN TWP	HIGHLANDS	6.43	3.04	25.13	34.6
FINDLAY TWP	WEST ALLEGHENY	6.43	1.60	18.51	26.54
FOREST HILLS BORO	WOODLAND HILLS	6.43	9.75	29.0800	45.26
FORWARD TWP	ELIZABETH-FORWARD	6.43	1.00	29.7437	37.1737
FOX CHAPEL BORO	FOX CHAPEL AREA	6.43	2.95	22.6898	32.0698
FRANKLIN PARK BORO	NORTH ALLEGHENY	6.43	2.59	20.4309	29.4509
FRAZER TWP	DEER LAKES	6.43	3.50	24.25	34.18
GLASSPORT BORO	SOUTH ALLEGHENY	6.43	19.49	30.0000	55.92
GLENFIELD BORO	QUAKER VALLEY	6.43	4.15	22.8469	33.4269
GLEN OSBORNE BORO	QUAKER VALLEY	6.43	4.90	22.8469	34.1769
GREEN TREE BORO	KEYSTONE OAKS	6.43	4.61	22.7122	33.7522

2026 Allegheny County Millage Rates Municipal H-R



UPDATED: August 2026

MUNICIPALITY	SCHOOL DISTRICT	COUNTY	MUNICIPAL	2026-27 SCHOOL	TOTAL
HAMPTON TWP	HAMPTON	6.43	2.9241	24.7500	34.1041
HARMAR TWP	ALLEGHENY VALLEY	6.43	3.4	21.7049	31.5349
HARRISON TWP	HIGHLANDS	6.43	5.606	25.13	37.166
HAYSVILLE BORO	QUAKER VALLEY	6.43	6.344	22.8469	35.6209
HEIDELBERG BORO	CHARTIERS VALLEY	6.43	9.45	20.1909	36.0709
HOMESTEAD BORO	STEEL VALLEY	6.43	15.33	32.8595	54.6195
INDIANA TWP	FOX CHAPEL AREA	6.43	3.47	22.6898	32.5898
INGRAM BORO	MONTOUR	6.43	6.40	17.9638	30.7938
JEFFERSON HILLS BORO	WEST JEFFERSON	6.43	5.66	26.119	38.209
KENNEDY TWP	MONTOUR	6.43	2.65	17.9638	27.0438
KILBUCK TWP	AVONWORTH	6.43	3.79	23.05	33.27
LEET TWP	QUAKER VALLEY	6.43	9.10	22.8469	38.3769
LEETSDALE BORO	QUAKER VALLEY	6.43	9.50	22.8469	38.7769
LIBERTY BORO	SOUTH ALLEGHENY	6.43	9.00	30.0000	45.43
LINCOLN BORO	SOUTH ALLEGHENY	6.43	11.00	30.0000	47.43
MARSHALL TWP	NORTH ALLEGHENY	6.43	1.42	20.4309	28.2809
MCCANDLESS TWP	NORTH ALLEGHENY	6.43	1.236	20.4309	28.0969
MCDONALD BORO	FORT CHERRY	6.43	8.39	16.952	31.772
MCKEES ROCKS BORO	STO-ROX	6.43	9.40	32.2837	48.1137
MILLVALE BORO	SHALER AREA	6.43	15.00	26.3391	47.7691
MONROEVILLE MUNICIPALITY	GATEWAY	6.43	5.50	25.2718	37.2018
MOON TWP	MOON AREA	6.43	4.28	26.0415	36.7515
MOUNT LEBANON TWP	MT LEBANON	6.43	4.50	32.033	42.963
MOUNT OLIVER BORO	PITTSBURGH	6.43	17.50	10.457	34.387
MUNHALL BORO	STEEL VALLEY	6.43	14.25	32.8595	53.5395
NEVILLE TWP	CORNELL	6.43	5.2917	29.0006	40.7223
NORTH BRADDOCK BORO	WOODLAND HILLS	6.43	12.50	29.0800	48.01
NORTH FAYETTE TWP	WEST ALLEGHENY	6.43	3.29	18.51	28.23
NORTH VERSAILLES TWP	EAST ALLEGHENY	6.43	7.75	29.453	43.633
OAKDALE BORO	WEST ALLEGHENY	6.43	8.00	18.51	32.94
OAKMONT BORO	RIVERVIEW	6.43	4.95	25.8294	37.2094
O'HARA TWP	FOX CHAPEL AREA	6.43	2.40	22.6898	31.5198
OHIO TWP	AVONWORTH	6.43	4.99	23.05	34.47
PENN HILLS TWP	PENN HILLS	6.43	6.944	32.5965	45.9705
PENNSBURY VILLAGE	MONTOUR	6.43	7.00	17.9638	31.3938
PINE TWP	PINE-RICHLAND	6.43	0.998	20.6228	28.0508
PITCAIRN BORO	GATEWAY	6.43	10.25	25.2718	41.9518
PLEASANT HILLS BORO	WEST JEFFERSON	6.43	11.50	26.119	44.049
PLUM BORO	PLUM	6.43	6.63	24.619	37.679
PORT VUE BORO	SOUTH ALLEGHENY	6.43	9.40	30.0000	45.83
RANKIN BORO	WOODLAND HILLS	6.43	11.6928	29.0800	47.2028
RESERVE TWP	SHALER AREA	6.43	6.47	26.3391	39.2391
RICHLAND TWP	PINE-RICHLAND	6.43	2.69	20.6228	29.7428
ROBINSON TWP	MONTOUR	6.43	3.20	17.9638	27.5938
ROSS TWP	NORTH HILLS	6.43	4.00	21.22	31.65
ROSSLYN FARMS BORO	CARLYNTON	6.43	8.00	29.7622	44.1922

2026 Allegheny County Millage Rates Municipal S-Z

UPDATED: August 2026



MUNICIPALITY	SCHOOL DISTRICT	COUNTY	MUNICIPAL	2026-27 SCHOOL	TOTAL
SCOTT TWP	CHARTIERS VALLEY	6.43	7.9741	20.1909	34.595
SEWICKLEY BORO	QUAKER VALLEY	6.43	6.25	22.8469	35.5269
SEWICKLEY HEIGHTS BORO	QUAKER VALLEY	6.43	5.50	22.8469	34.7769
SEWICKLEY HILLS BORO	QUAKER VALLEY	6.43	2.84	22.8469	32.1169
SHALER TWP	SHALER AREA	6.43	3.49	26.3391	36.2591
SHARPSBURG BORO	FOX CHAPEL AREA	6.43	9.75	22.6898	38.8698
SOUTH FAYETTE TWP	SOUTH FAYETTE	6.43	5.98	28.9465	41.3565
SOUTH PARK TWP	SOUTH PARK	6.43	3.062	30.31	39.802
SOUTH VERSAILLES TWP	MCKEESPORT AREA	6.43	2.90	20.96	30.29
SPRINGDALE BORO	ALLEGHENY VALLEY	6.43	9.75	21.7049	37.8849
SPRINGDALE TWP	ALLEGHENY VALLEY	6.43	9.50	21.7049	37.6349
STOWE TWP	STO-ROX	6.43	10.48	32.2837	49.1937
SWISSVALE BORO	WOODLAND HILLS	6.43	10.00	29.0800	45.51
TARENTUM BORO	HIGHLANDS	6.43	5.48	25.13	37.04
THORNBURG BORO	MONTOUR	6.43	6.60	17.9638	30.9938
TRAFFORD BORO	PENN-TRAFFORD	6.43	31.50	14.1800	52.11
TURTLE CREEK BORO	WOODLAND HILLS	6.43	10.00	29.0800	45.51
UPPER ST CLAIR TWP	UPPER ST. CLAIR	6.43	3.83	32.4605	42.7205
VERONA BORO	RIVERVIEW	6.43	11.70	25.8294	43.9594
VERSAILLES BORO	MCKEESPORT AREA	6.43	8.00	20.96	35.39
WALL BORO	EAST ALLEGHENY	6.43	9.00	29.453	44.883
WEST DEER TWP	DEER LAKES	6.43	2.90	24.25	33.58
WEST ELIZABETH BORO	WEST JEFFERSON	6.43	4.55	26.119	37.099
WEST HOMESTEAD BORO	STEEL VALLEY	6.43	11.75	32.8595	51.0395
WEST MIFFLIN BORO	WEST MIFFLIN AREA	6.43	11.53	28.6137	46.5737
WEST VIEW BORO	NORTH HILLS	6.43	7.80	21.22	35.45
WHITAKER BORO	WEST MIFFLIN AREA	6.43	12.50	28.6137	47.5437
WHITE OAK BORO	MCKEESPORT AREA	6.43	9.00	20.96	36.39
WHITEHALL BORO	BALDWIN -WHITEHALL	6.43	5.42	26.000	37.85
WILKINS TWP	WOODLAND HILLS	6.43	7.674	29.0800	43.184
WILKINSBURG BORO	WILKINSBURG	6.43	14.0	28.901	49.331
WILMERDING BORO	EAST ALLEGHENY	6.43	13.5	29.453	49.383

2026 Beaver Millage Rates

District A-H



UPDATED: August 2026

DISTRICT	COUNTY	LOCAL	2026-27 SCHOOL	TOTAL
AMBRIDGE BORO	3.67	8.0000	11.9482	23.6182
BADEN BORO	3.67	6.0000	11.9482	21.6182
BEAVER BORO	3.67	5.5800	13.5745	22.8245
BIG BEAVER BORO	3.67	1.9610	11.5000	17.1310
BRIDGEWATER BORO	3.67	4.0000	13.5745	21.2445
BRIGHTON TWP	3.67	2.7500	13.5745	19.9945
CENTER TWP	3.67	2.2000	11.2633	17.1333
CHIPPEWA TWP	3.67	2.6000	11.2090	17.4790
CITY OF ALIQUIPPA (BUILDING)	3.67	3.1800	7.8100	14.6600
CITY OF ALIQUIPPA (LAND)	3.67	16.3800	42.5600	62.6100
CITY OF BEAVER FALLS	3.67	6.0000	11.5000	21.1700
CONWAY BORO	3.67	4.5000	10.1700	18.3400
DARLINGTON BORO	3.67	1.2400	11.2090	16.1190
DARLINGTON TWP	3.67	1.5080	11.2090	16.3870
DAUGHERTY TWP	3.67	1.5500	12.7198	17.9398
ELLWOOD CITY BORO	3.67		-	3.6700
EAST ROCHESTER BORO	3.67	4.7000	13.7400	22.1100
EASTVALE BORO	3.67	5.3673	11.5000	20.5373
ECONOMY BORO	3.67	2.5100	11.9482	18.1282
FALLSTON BORO	3.67	4.0000	12.7198	20.3898
FRANKFORT SPRINGS BORO	3.67	0.4650	10.0634	14.1984
FRANKLIN TWP	3.67	1.7500	10.1000	15.5200
FREEDOM BORO	3.67	5.1630	10.1700	19.0030
GEORGETOWN BORO	3.67	0.4419	10.0634	14.1753
GLASGOW BORO	3.67	2.6130	11.0678	17.3508
GREENE TWP	3.67	1.6550	10.0634	15.3884
HANOVER TWP	3.67	1.1300	10.0634	14.8634
HARMONY TWP	3.67	4.8360	11.9482	20.4542
HOMWOOD BORO	3.67	3.5700	11.5000	18.7400
HOOKSTOWN BORO	3.67	0.6590	10.0634	14.3924
HOPEWELL TWP	3.67	2.3600	13.1930	19.2230

2026 Beaver Millage Rates

District I-Z

UPDATED: August 2026



DISTRICT	COUNTY	LOCAL	2026-27 SCHOOL	TOTAL
INDEPENDENCE TWP	3.67	1.5919	13.1930	18.4549
INDUSTRY BORO	3.67	2.6000	11.0678	17.3378
KOPPEL BORO	3.67	4.6000	11.5000	19.7700
MARION TWP	3.67	1.3000	10.1000	15.0700
MIDLAND BORO	3.67	8.0000	5.4200	17.0900
MONACA BORO	3.67	5.2100	11.2633	20.1433
NEW BRIGHTON BORO	3.67	5.3390	12.7198	21.7288
NEW GALILEE BORO	3.67	3.0000	11.5000	18.1700
NEW SEWICKLEY TWP	3.67	2.3000	10.1700	16.1400
NORTH SEWICKLEY TWP	3.67	1.7616	10.1000	15.5316
OHIOVILLE BORO	3.67	2.5000	11.0678	17.2378
PATTERSON HEIGHTS BORO	3.67	3.1755	11.2090	18.0545
PATTERSON TWP	3.67	3.6500	11.2090	18.5290
POTTER TWP	3.67	1.3186	11.2633	16.2519
PULASKI TWP	3.67	1.9000	12.7198	18.2898
RACCOON TWP	3.67	1.6673	13.1930	18.5303
ROCHESTER BORO	3.67	9.0000	13.7400	26.4100
ROCHESTER TWP	3.67	5.3550	13.7400	22.7650
SHIPPINGPORT BORO	3.67	2.5300	10.0634	16.2634
SOUTH BEAVER TWP	3.67	2.1440	11.2090	17.0230
SOUTH HEIGHTS BORO	3.67	4.5000	11.9482	20.1182
VANPORT TWP	3.67	3.6002	13.5745	20.8447
WEST MAYFIELD BORO	3.67	2.7500	11.2090	17.6290
WHITE TWP	3.67	2.2500	11.5000	17.4200

2026 Butler County Millage Rates Townships

UPDATED: August 2026



TOWNSHIP	SCHOOL	COUNTY	MUNICIPALITY	2026-27 SCHOOL	TOTAL
ADAMS	MARS	27.626	3.750	110.0000	141.3760
ALLEGHENY	ALLEGHENY-CLARION VALLEY	27.626	7.125	106.1500	140.9010
BRADY	SLIPPERY ROCK	27.626	12.150	112.6500	152.4260
BUFFALO	FREEPORT	27.626	16.500	191.5000	235.6260
BUTLER	BUTLER AREA	27.626	11.250	109.6400	148.5160
CENTER	BUTLER AREA	27.626	7.050	109.6400	144.3160
CHERRY	MONITEAU	27.626	6.000	105.3800	139.0060
CLAY	MONITEAU	27.626	5.620	105.3800	138.6260
CLEARFIELD	BUTLER AREA	27.626	3.450	109.6400	140.7160
CLINTON	KNOCH AREA	27.626	4.740	97.57460	129.9406
CONCORD	MONITEAU	27.626	8.500	105.3800	141.5060
CONNOQUENESSING	BUTLER AREA	27.626	5.700	109.6400	142.9660
CRANBERRY	SENECA VALLEY	27.626	15.750	148.8800	192.2560
DONEGAL	KARNS CITY AREA	27.626	4.500	107.4200	139.5460
FAIRVIEW	KARNS CITY AREA	27.626	6.750	107.4200	141.7960
FORWARD	SENECA VALLEY	27.626	4.280	148.8800	180.7860
FRANKLIN	SLIPPERY ROCK	27.626	5.750	112.6500	146.0260
JACKSON	SENECA VALLEY	27.626	10.750	148.8800	187.2560
JEFFERSON	KNOCH AREA	27.626	1.500	97.5746	126.7006
LANCASTER	SENECA VALLEY	27.626	12.190	148.8800	188.6960
MARION	MONITEAU	27.626	8.130	105.3800	141.1360
MERCER	SLIPPERY ROCK	27.626	9.100	112.6500	149.3760
MIDDLESEX	MARS	27.626	12.000	110.0000	149.6260
MUDDY CREEK	SLIPPERY ROCK	27.626	5.000	112.6500	145.2760
OAKLAND	BUTLER AREA	27.626	6.750	109.6400	144.0160
PARKER	KARNS CITY AREA	27.626	11.630	107.4200	146.6760
PENN	KNOCH AREA	27.626	8.000	97.5746	133.2006
SLIPPERY ROCK	SLIPPERY ROCK	27.626	3.750	112.6500	144.0260
SUMMIT	BUTLER AREA	27.626	7.630	109.6400	144.8960
VENANGO	MONITEAU	27.626	7.400	105.3800	140.4060
WASHINGTON	MONITEAU	27.626	1.750	105.3800	134.7560
WINFIELD	KNOCH AREA	27.626	6.000	97.57460	131.2006
WORTH	SLIPPERY ROCK	27.626	3.800	112.6500	144.0760

2026 Butler County Millage Rates Boroughs/Cities

UPDATED: August 2026



BOROUGH	SCHOOL	COUNTY	MUNICIPALITY	2026-27 SCHOOL	TOTAL
BRUIN	KARNS CITY AREA	27.626	17.380	107.4200	152.4260
CALLERY	SENECA VALLEY	27.626	24.630	148.8800	201.1360
CHERRY VALLEY	MONITEAU	27.626	1.050	105.3800	134.0560
CHICORA	KARNS CITY AREA	27.626	9.750	107.4200	144.7960
CONNOQ	BUTLER AREA	27.626	7.800	109.6400	145.0660
EAST BUTLER	BUTLER AREA	27.626	12.750	109.6400	150.0160
EAU CLAIRE	MONITEAU	27.626	9.300	105.3800	142.3060
EVANS CITY	SENECA VALLEY	27.626	24.750	148.8800	201.2560
FAIRVIEW	KARNS CITY AREA	27.626	10.000	107.4200	145.0460
HARMONY	SENECA VALLEY	27.626	17.585	148.88000	194.0910
HARRISVILLE	SLIPPERY ROCK	27.626	13.500	112.6500	153.7760
KARNS CITY	KARNS CITY AREA	27.626	9.060	107.4200	144.1060
MARS	MARS	27.626	25.330	110.0000	162.9560
PETROLIA	KARNS CITY AREA	27.626	15.000	107.4200	150.0460
PORTERSVILLE	SLIPPERY ROCK	27.626	5.000	112.6500	145.2760
PROSPECT	SLIPPERY ROCK	27.626	14.500	112.6500	154.7760
SAXONBURG	KNOCH AREA	27.626	22.660	97.5746	147.8606
SEVEN FIELDS	SENECA VALLEY	27.626	7.000	148.8800	183.5060
SLIPPERY ROCK	SLIPPERY ROCK	27.626	24.375	112.6500	164.6510
VALENCIA	MARS	27.626	10.000	110.0000	147.6260
WEST LIBERTY	SLIPPERY ROCK	27.626	7.500	112.6500	147.7760
WEST SUNBURY	MONITEAU	27.626	8.000	105.3800	141.0060
ZELIENOPLE	SENECA VALLEY	27.626	8.880	148.8800	185.3860
CITY					
BUTLER CITY	BUTLER AREA	27.626	32.600	109.6400	169.8660

2026 Washington County Millage Rates Municipal A-L

UPDATED: August 2026



MUNICIPAL	SCHOOL DISTRICT	COUNTY	MUNICIPAL	2026-27 SCHOOL	TOTAL
ALLENPORT	CALIFORNIA	0.00243	0.00375	0.0157227	0.0219027
AMWELL	TRINITY	0.00243	0.0007	0.01697	0.0201
BEALLSVILLE	BETH CENTER	0.00243	0.0032	0.0143982	0.0200282
BENTLEYVILLE	BENTWORTH	0.00243	0.0039	0.01741	0.02374
BLAINE	MCGUFFEY	0.00243	0.0017	0.01529	0.01942
BUFFALO	MCGUFFEY	0.00243	0.00095	0.01529	0.01867
BURGETTSTOWN	BURGETTSTOWN	0.00243	0.00296	0.0164195	0.0218095
CALIFORNIA	CALIFORNIA	0.00243	0.00583	0.0157227	0.0239827
CANONSBURG	CANON MAC	0.00243	0.005428	0.01385	0.021707
CANTON	TRINITY	0.00243	0.00084	0.01697	0.02024
CARROLL	RINGGOLD	0.00243	0.00125	0.01787	0.0215505
CECIL	CANON MAC	0.00243	0.0015	0.013849	0.017779
CENTERVILLE	BETH CENTER	0.00243	0.0049	0.0143982	0.0217282
CHARLEROI	CHARLEROI	0.00243	0.00985	0.0196278	0.0319078
CHARTIERS	CHART HOUSTON	0.00243	0.0012632	0.0149706	0.0186638
CLAYSVILLE	MCGUFFEY	0.00243	0.0031	0.01529	0.02082
COAL CENTER	CALIFORNIA	0.00243	0.004080143	0.0157227	0.022232843
COKEBURG	BENTWORTH	0.00243	0.0055	0.01741	0.02534
CROSS CREEK	AVELLA	0.00243	0.00105	0.0143123	0.0177923
DEEMSTON	BETH CENTER	0.00243	0.0011	0.01440	0.0179282
DONEGAL	MCGUFFEY	0.00243	0.00305	0.01529	0.02077
DONORA	RINGGOLD	0.00243	0.009	0.0178705	0.0293005
DONORA ANNEX	RINGGOLD	0.00243	0.009	0.0178705	0.0293005
DUNLEVY	CHARLEROI	0.00243	0.003	0.0196278	0.0250578
EAST BETHLEHEM	BETH CENTER	0.00243	0.00351	0.0143982	0.0203382
EAST FINLEY	MCGUFFEY	0.00243	0.0007	0.01529	0.01842
EAST WASHINGTON	WASHINGTON	0.00243	0.00375	0.0147195	0.0208995
ELCO	CALIFORNIA	0.00243	0.00179	0.0157227	0.0199427
ELLSWORTH	BENTWORTH	0.00243	0.00255	0.01741	0.02239
FALLOWFIELD	CHARLEROI	0.00243	0.0018676	0.0196278	0.0239254
FINLEYVILLE	RINGGOLD	0.00243	0.00243	0.0178705	0.0227305
GREENHILLS	MCGUFFEY	0.00243	0.0007	0.01529	0.01842
HANOVER	BURGETTSTOWN	0.00243	0.00035	0.0164195	0.0191995
HOPEWELL	AVELLA	0.00243	0.0015	0.0143123	0.0182423
HOUSTON	CHAR HOUSTON	0.00243	0.00298	0.0149706	0.0203806
INDEPENDENCE	AVELLA	0.00243	0.00236	0.0143123	0.0191023
JEFFERSON	BURGETTSTOWN	0.00243	0.0008	0.0164195	0.0196495
LONG BRANCH	CALIFORNIA	0.00243	0.00104	0.0157227	0.0191927

2026 Washington County Millage Rates Municipal M-Z

UPDATED: August 2026



MUNCIPAL	SCHOOL DISTRICT	COUNTY	MUNCIPAL	2026-27 SCHOOL	TOTAL
MARIANNA	BETH CENTER	0.00243	0.0083	0.0143982	0.0251282
MIDWAY	FT CHERRY	0.00243	0.00624	0.016952	0.025622
MONONGAHELA	RINGGOLD	0.00243	0.011175	0.0178705	0.0314755
MORRIS	MCGUFFEY	0.00243	0.00073	0.01529	0.01845
MT PLEASANT	FT CHERRY	0.00243	0.003435	0.016952	0.022817
MCDONALD	FT CHERRY	0.00243	0.00839	0.016952	0.027772
MCDONALD ANNEX	FT CHERRY	0.00243	0.00839	0.016952	0.027772
NEW EAGLE	RINGGOLD	0.00243	0.00458	0.0178705	0.0248805
NORTH BETHLEHEM	BENTWORTH	0.00243	0.00141	0.01741	0.02125
NORTH CHARLEROI	CHARLEROI	0.00243	0.0089449	0.0196278	0.0310027
NORTH FRANKLIN	TRINITY	0.00243	0.00125	0.01697	0.02065
NORTH STRABANE	CANON MAC	0.00243	0.001755	0.013849	0.018034
NOTTINGHAM	RINGGOLD	0.00243	0.001	0.0178705	0.0213005
PETERS	PETERS	0.00243	0.00195	0.0166	0.02098
ROBINSON	FT CHERRY	0.00243	0.0027077	0.016952	0.0220897
ROSCOE	CALIFORNIA	0.00243	0.00134	0.0157227	0.0194927
SMITH	BURGETTSTOWN	0.00243	0.0026029	0.0164195	0.0214524
SOMERSET	BENTWORTH	0.00243	0.0011	0.01741	0.02094
SOUTH FRANKLIN	MCGUFFEY	0.00243	0.001	0.01529	0.01872
SOUTH STRABANE	TRINITY	0.00243	0.00185	0.01697	0.02125
SPEERS	CHARLEROI	0.00243	0.0041	0.0196278	0.0261578
STOCKDALE	CHARLEROI	0.00243	0.00162	0.0196278	0.0236778
TWILIGHT	CHARLEROI	0.00243	0.002	0.0196278	0.0240578
UNION	RINGGOLD	0.00243	0.001184	0.0178705	0.0214845
WEST BETHLEHEM	BETH CENTER	0.00243	0.00139	0.0143982	0.0182182
WEST BROWNSVILLE	BROWNSVILLE	0.00243	0.0055	0.01302	0.02095
WEST BROWNSVILLE ANNEX	CALIFORNIA	0.00243	0.0055	0.0157227	0.0236527
WEST FINLEY	MCGUFFEY	0.00243	0.0003	0.01529	0.01802
WEST MIDDLETOWN	AVELLA	0.00243	0.000847407	0.0143123	0.017589707
WEST PIKE RUN	CALIFORNIA	0.00243	0.00221	0.0157227	0.0203627
WASHINGTON (LAND)	WASHINGTON	0.00243	0.03871	0.0147195	0.0558595
WASHINGTON (BUILDING)	WASHINGTON	0.00243	0.00553	0.0147195	0.0226795

2026 Westmoreland County Millage Rate Cities / Boroughs

UPDATED: August 2026



CITIES & BORO	LOCAL	2026-27 SCHOOL	COUNTY	DEBT	TOTAL
ADAMSBURG	5.8	99.1	25.00	3.48	133.38
ARNOLD	45.5	104.14	25.00	3.48	178.12
ARONA	2.80	95.841	25.00	3.48	127.121
AVONMORE	20.56	114.83	25.00	3.48	163.87
BOLIVAR	20.00	88.9	25.00	3.48	137.38
DELMONT	20.00	119.86	25.00	3.48	168.34
DERRY	31.5	91.8	25.00	3.48	151.78
DONEGAL	5.50	94.82	25.00	3.48	128.8
E. VANDERGRIFT	24.00	114.83	25.00	3.48	167.31
EXPORT	14.00	119.86	25.00	3.48	162.34
GREENSBURG	27.95	96.55	25.00	3.48	152.98
HUNKER	6.00	99.1	25.00	3.48	133.58
HYDE PARK	26.50	114.83	25.00	3.48	169.81
IRWIN	28.00	100.2	25.00	3.48	156.68
JEANNETTE	35.62	90	25.00	3.48	154.1
LATROBE	21.50	89	25.00	3.48	138.98
LAUREL MT.	10.00	88.9	25.00	3.48	127.38
LIGONIER	27.00	88.9	25.00	3.48	144.38
LOWER BURRELL	24.75	126.3	25.00	3.48	179.53
MADISON	18.00	95.841	25.00	3.48	142.321
MANOR	17.50	99.1	25.00	3.48	145.08
MONESSEN	43.02	88.82	25.00	3.48	160.32
MT. PLEASANT	19.50	94.82	25.00	3.48	142.8
MURRYSVILLE	12.05	119.86	25.00	3.48	160.39
NEW ALEXANDRIA	13.00	91.8	25.00	3.48	133.28
NEW FLORENCE	27.00	88.9	25.00	3.48	144.38
NEW KENSINGTON	32.03	104.14	25.00	3.48	164.65
NEW STANTON	4.00	99.1	25.00	3.48	131.58
N. BELLE VERNON	32.00	93.3	25.00	3.48	153.78
N. IRWIN	30.00	100.2	25.00	3.48	158.68
OKLAHOMA	10.20	114.83	25.00	3.48	153.51
PENN	17.30	97.25	25.00	3.48	143.03
SCOTTDAL	24.00	100.7	25.00	3.48	153.18
SEWARD	22.00	88.90	25.00	3.48	139.38

2026 Westmoreland County Millage Rates Cities / Boroughs / Townships



UPDATED: August 2026

CITIES & BORO	LOCAL	2026-27 SCHOOL	COUNTY	DEBT	TOTAL
SMITHTON	16.00	95.841	25.00	3.48	140.321
S. GREENSBURG	20.77	96.55	25.00	3.48	145.8
S.W. GREENSBURG	28.00	96.55	25.00	3.48	153.03
SUTERSVILLE	12.00	95.841	25.00	3.48	136.321
TRAFFORD	31.50	97.25	25.00	3.48	157.23
VANDERGRIFT	30.00	114.83	25.00	3.48	173.31
W. LEECHBURG	32.00	16.39	25.00	3.48	76.87
W. NEWTON	21.00	95.841	25.00	3.48	145.321
YOUNGSTOWN	6.00	89	25.00	3.48	123.48
YOUNGWOOD	20.00	99.1	25.00	3.48	147.58

TOWNSHIPS	LOCAL	2026-27 SCHOOL	COUNTY	DEBT	TOTAL
ALLEGHENY	17.15	114.83	25.00	3.48	160.46
BELL	4.50	114.83	25.00	3.48	147.81
COOK	4.00	88.9	25.00	3.48	121.38
DERRY	5.00	91.8	25.00	3.48	125.28
DONEGAL	4.00	94.82	25.00	3.48	127.3
E. HUNTINGDON	3.25	100.7	25.00	3.48	132.43
FAIRFIELD	5.10	88.9	25.00	3.48	122.48
HEMPFIELD	6.00	99.1	25.00	3.48	133.58
LIGONIER	7.50	88.9	25.00	3.48	124.88
LOYALHANNA	6.00	149.58	25.00	3.48	184.06
MT. PLEASANT	3.42	94.82	25.00	3.48	126.72
N. HUNTINGDON	15.05	100.2	25.00	3.48	143.73
PENN	18.70	97.25	25.00	3.48	144.43
ROSTRAVER	24.00	93.3	25.00	3.48	145.78
SALEM	8.00	96.55	25.00	3.48	133.03
SEWICKLEY	14.25	95.841	25.00	3.48	138.571
S. HUNTINGDON	4.00	95.841	25.00	3.48	128.321
ST. CLAIR	10.0	88.9	25.00	3.48	127.38
UNITY	7.40	89	25.00	3.48	124.88
UPPER BURRELL	12.00	126.3	25.00	3.48	166.78
WASHINGTON	14.00	114.83	25.00	3.48	157.31

Transfer Stamp Tax Rates

UPDATED: August 2026



Allegheny County	TAX	Delaware County	TAX
Bellevue Boro	2.5%	Radnor Twp.	2.5%
Bethel Park Municipality	2.5%	Upper Darby Twp.	2.5%
Green Tree Boro	2.5%	Upper Providence Twp.	3.0%
Hampton Twp.	2.5%		
McCandless Twp.	2.5%	Erie County	
McKeesport City	3.0%	Edinboro Borough	2.5%
Monroeville Municipality	2.5%		
Mt. Lebanon Municipality	2.5%	Lackawanna County	
Murrysville Municipality	2.5%	Scranton, City of	3.7%
Mt. Oliver Boro	3.0%		
O'Hara Twp.	2.5%		
Penn Hills Municipality	3.0%	Luzerne County	
Pine Twp.	2.5%	Kingston Boro	2.5%
Pittsburgh, City of /		Wilkes-Barre	3.5%
Pittsburgh School District	5.0%	Pittston, City of	3.5%
Pittsburgh, City of /			
Baldwin-Whitehall School District	4.5%	Berks County	
		Reading, City of	5.0%
Upper St. Clair Twp.	2.5%		
West Deer Twp.	2.5%	Mercer County	
Whitehall Boro	2.5%	Farrell, City of	3.0%
		Hermitage, City of	3.5%
		Sharon, City of	3.5%
		Greenville Boro	3.0%
Centre County			
Ferguson Twp.	2.75%	Philadelphia County	
State College Boro	3.0%	Philadelphia, City of	4.578%
Taylor Twp.	1.5%		
		Somerset County	
Chester County		Wellersburg Boro	1.5%
Coatesville, City of	3.5%		
Malvern Boro	2.5%	Washington County	
Tredyffrin Twp.	2.5%	Peters Township	2.5%
Clinton County		Westmoreland County	
Colebrook Twp.	1.5%	Murrysville Municipality	2.5%
East Keating Twp.	1.5%	Greensburg, City of	2.5%
		Latrobe	2.5%

2026 Common Level Ratio

Effective July 1, 2026, through June 30, 2027



UPDATED: August 2026

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board in 2024. 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, 2026, through June 30, 2027.** (61 Pa. Code § 91.102)

County	CLR (percentage)	CLR Rate (decimal)	Transfer Tax (factor)	County	CLR (percentage)	CLR Rate (decimal)	Transfer Tax (factor)
Adams	67.57	0.6757	1.48	Lackawanna	100.0	1.00	1.00
Allegheny	49.3	0.493	2.03	Lancaster	50.0	0.5	2.00
Armstrong	24.57	0.2457	4.07	Lawrence	45.45	0.4545	2.20
Beaver	74.63	0.7463	1.34	Lebanon	52.08	0.5208	1.92
Bedford	52.36	0.5236	1.91	Lehigh	46.95	0.4695	2.13
Berks	32.05	0.3205	3.12	Luzerne	87.72	0.8772	1.14
Blair	78.13	0.7813	1.28	Lycoming	43.67	0.4367	2.29
Bradford	16.69	0.1669	5.99	McKean	48.08	0.4808	2.08
Bucks	5.6	0.056	17.86	Mercer	10.5	0.105	9.52
Butler	6.00	0.0600	16.67	Mifflin	20.7	0.207	4.83
Cambria	11.2	0.112	8.93	Monroe	44.05	0.4405	2.27
Cameron	19.88	0.1988	5.03	Montgomery	29.76	0.2976	3.36
Carbon	17.21	0.1721	5.81	Montour	44.84	0.4484	2.23
Centre	16.39	0.1639	6.10	Northumberland	9.5	0.095	10.53
Chester	30.58	0.3058	3.27	Northampton	16.1	0.161	6.21
Clarion	100.0	1.0000	1.00	Perry	100.00	1.00	1.00
Clearfield	19.19	0.1919	5.21	Philadelphia	94.34	0.94	1.06
Clinton	51.81	0.5181	1.93	Pike	8.9	0.089	11.24
Columbia	13.61	0.1361	7.35	Potter	16.1	0.161	6.21
Crawford	15.8	0.158	6.33	Schuylkill	100.0	1.00	1.00
Cumberland	64.1	0.641	1.56	Snyder	9.20	0.092	10.87
Dauphin	38.31	0.3831	2.61	Somerset	18.12	0.1812	5.52
Delaware	54.64	0.5464	1.83	Sullivan	40.49	0.4049	2.47
Elk	17.99	0.1799	5.56	Susquehanna	16.31	0.1631	6.13
Erie	50.25	0.5025	1.99	Tioga	80.0	0.8	1.25
Fayette	40.65	0.4065	2.46	Union	42.92	0.4292	2.33
Forest	11.4	0.114	8.77	Venango	48.78	0.4878	2.05
Franklin	7.2	0.072	13.89	Warren	100.0	1.00	1.00
Fulton	20.2	0.202	4.95	Washington	68.03	0.6803	1.47
Greene	36.36	0.3636	2.75	Wayne	67.11	0.6711	1.49
Huntingdon	12.5	0.125	8.00	Westmoreland	8.7	0.087	11.49
Indiana	70.42	0.7042	1.42	Wyoming	11.1	0.111	9.01
Jefferson	19.08	0.1908	5.24	York	48.78	0.4878	2.05
Juniata	7.4	0.074	13.51				

If you have the Transfer Tax Factor

$$\text{Factor} = 1 \div \text{CLR}$$

$$\text{Sales Price} = \text{Assessed Value} \times \text{Factor}$$

$$\text{Assessed Value} = \text{Sales Price} \div \text{Factor}$$

Sales Price ↔ Assessed Value using CLR

If you have CLR (decimal)

$$\text{Assessed Value} = \text{Sales Price} \times \text{CLR}$$

$$\text{Sales Price} = \text{Assessed Value} \div \text{CLR}$$

To estimate taxes (after you have Assessed Value)

$$\text{Tax} = \text{Assessed Value} \times (\text{Total Millage} \div 1000)$$

Enhanced Policy Packet

UPDATED: January 2026



Fidelity National Title Insurance Company offers one of the most comprehensive title insurance options available, designed to benefit everyone in a real estate transaction: the buyer, the seller, and the real estate agent.

The ALTA Homeowner's Policy provides broader coverage than a standard policy and can protect against certain risks that arise both before and after the policy date.

Basic coverages include protection against:

- Another party claiming an ownership interest in your title
- Another party asserting rights affecting your title through leases, contracts, or options
- Claims affecting title due to forgery or impersonation
- Easements held by another party on the land
- Rights held by another party that limit how you can use the land
- A defective title

Additional coverages may include:

- Subdivision violations that prevent permits, require correction/removal, or disrupt a sale/loan (subject to deductibles/limits)
- Building permit violations requiring removal or correction of structures built without proper permits (subject to deductibles/limits)
- Zoning issues requiring removal/correction of structures, or preventing use as a single-family residence (subject to deductibles/limits)
- Covenants, conditions, and restrictions (CC&Rs) violations that occurred prior to taking title (even if listed in Schedule B)
- Encroachments requiring removal of structures, or *post-policy* encroachments built by a neighbor (limits may apply for fences/walls)

The policy *may* also provide enhanced access coverage (pedestrian and vehicle), protection for certain water/mineral rights-related damage to improvements, and coverage for supplemental tax assessments tied to pre-policy events.

It *may* also address map/address issues, allow continued coverage for certain transfers (heirs, eligible trusts, certain divorce-related transfers), and include inflation protection that can increase coverage over time, depending on policy terms.

Enhanced Policy Packet

UPDATED: January 2026



Provides Protection Against:	Standard	Enhanced
Right of vehicular access to and from land	NO	YES
Damage to existing structures due to exercise of easement affecting property	NO	YES
Forced removal of a building resulting from certain zoning violations	NO	YES
Forgery of deed after closing	NO	YES
Violations of restrictive covenants	NO	YES
Prior owner's failure to obtain the proper building permits	NO	YES
Neighboring land encroachments after the date of the policy	NO	YES
Subdivision issues	NO	YES
Inability to use land as a single-family residence	NO	YES
Additional Benefits/Highlights:		
Automatic increase in coverage	NO	YES
Continued coverage upon transfer to Trust	NO	YES
Covered risk events occurring after the policy date	NO	YES
Covered under both policies:		
Any defect in title existing at the time of your purchase	YES	YES
Prior recorded mortgages, judgments and other liens	YES	YES
Title being vested in someone other than seller	YES	YES
Right of pedestrian access to land	YES	YES

** This chart is not exhaustive in its discussion of coverage. In addition, coverage is limited by standard exclusions, as well as any specific encumbrances or easements, which are recorded against the property. Certain deductibles may apply. Coverage is only available on selective types of properties.*