How can I tell if my new value is correct?

You should ask yourself: "Could I or would I sell my property for the amount listed as my new assessment?" You can check this against sales of similar properties in your neighborhood. To help you compare, listings of preliminary values and other data for all properties in the County will be available for comparison on the County's website. Information on properties currently for sale may be available on various real estate websites.

Property owners will have the opportunity to review their new value with a Tyler Technologies representative at informal review sessions that can be scheduled after the value change notices have been mailed. Information will be provided on the value change notices on how to schedule an informal review.

Final Values and Assessment Appeal Hearings

Final value notices will be mailed to all property owners after July 1, 2026. You will have the ability to schedule a formal appeal hearing if you feel that the value set for your property does not represent current market value.

Revenue Neutral

The total taxable value in Mercer County will increase as a result of the reassessment. However, State Law requires that all taxing bodies remain "revenue neutral". This means that they cannot collect more total tax in 2027 than they did in 2026. Millage rates will have to be adjusted so that when applied to the new total value for their respective taxing district that they are not collecting more total tax. This law prevents a windfall to the taxing bodies by not allowing them to tax the new values at the old millage rates.

Still Have Questions?

We at Tyler Technologies are here to help with any questions you may have. Please call us, or send an email and let us know how we can be of assistance. Please visit our website:

https://empower.tylertech.com/Mercer-County-Pennsylvania.html

Mercer County has engaged Tyler Technologies to conduct a reassessment project. Tyler has more than 80 years of experience and is North America's only national appraisal services company. Tyler has completed programs in nearly every state, and has appraised more than 33 million parcels since 1918. Tyler's team includes expert appraisers, highly skilled computer programmers and analysts experienced in residential, commercial, industrial, and agricultural mass appraisal.

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Mercer County PA Countywide Reassessment

Frequently Asked Questions

tyler technologies

Website:
https://empower.tylertech.com/Mercer-County-Pennsylvania.html

What is Reassessment?

A property reassessment is a process whereby Tyler Technologies and Mercer County work together to determine the current, fair market value of every property across the entire County for real estate tax assessment purposes.

A website has been created that provides detailed information on the reassessment: https://empower.tylertech.com/Mercer-County-Pennsylvania.html

Will I know when data collectors will be in my neighborhood?

You will find information on the website above, or you may see notices in the local newspaper or on the Mercer County website https://www.mercercountypa.gov Data collectors will measure all buildings and improvements and talk with property owners. All Tyler staff will wear photo identification badges and bright yellow vests identifying them as part of the project. Local law enforcement and municipal officials will also receive advance schedules listing the areas where Tyler staff will be working.

What to expect during our visit:

- All data collectors will be clearly identified by a bright yellow Tyler Technologies vest and a Mercer County photo ID badge
- Professional and courteous staff

Do I have to let the data collectors inside my home?

No. Data collectors will ask questions at the door and then take exterior measurements of all buildings and improvements.

Characteristics will be estimated if they cannot be observed or provided by the owner or occupant. Data collectors will verify items such as:

- Year the house was built
- Number of rooms
- Type of heating/cooling system
- Basement/attic area and finish
- Physical condition of the interior

Please note that personal items such as furniture or décor do not influence the value of a house, and will not be part of the data collection process. All information collected will be handled professionally and according to local project procedures.

What if I am not home?

Data collectors will attempt to inspect your property during normal business hours Monday through Friday. It is possible that some field inspections will occur over the weekend. If no one is home, the data collector will complete an exterior inspection, including exterior measurements, and an estimate of interior data. The data collector will leave a document asking the occupant to provide further information. If the data collector cannot gain access to your property, Tyler will estimate what is in the interior of your property based on similar properties or information that exists in the assessment office records.

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Empowering people who serve the public®

Will I be able to review the information that was collected?

Yes. Once the data has been collected for your property, you will receive a data mailer that details the information collected. You should carefully review and correct any incorrect information on the data mailer, and return it promptly so that the record can be updated prior to the value being placed on your property.

What is the next step?

After data collection is complete, Tyler will perform valuation analysis using computer-assisted mass appraisal (CAMA) techniques. During the process, Tyler appraisers will analyze local building costs, property sales, property location, commercial income and expense information, and other valuation factors to establish preliminary market values. These initial values are then reviewed to check for accuracy and consistency. Appraisers conduct a final review to make any necessary changes to ensure all parcels are valued at current market value. Once this final review is complete, value change notices will be mailed to all property owners.

PLEASE NOTE

Data collectors have been trained to identify and record necessary property characteristics quickly and accurately. However, they are not appraisers and will not be able to answer questions regarding your current property assessment and/or related taxes.