

Lycoming County

Why Does Lycoming County Need a Reassessment

100 Reasons

Prepared by Lycoming County Assessment Office



Example # 1

Location: Anthony Township

Living Area: 980 square feet

Lot Size: 1.00 acre

Sale Date: 1/13/12

Sale Price: \$86,000

Assessed Value: \$50,570



Example: # 2

Location: Armstrong Township

Living Area: 2958 square feet

Lot Size: 22.68 acres

Sale Date: 4/2/12

Sale Price: \$405,900

Assessed Value: \$260,800



Example: # 3

Location: Bastress Township

Living Area: 2086 square feet

Lot Size: 3.20 acres

Sale Date: 6/17/11

Sale Price: \$234,000

Assessed Value: \$148,020



Example: # 4

Location: Brady Township

Living Area: 1970 square feet

Lot Size: 14.00 acres

Sale Date: 11/15/12

Sale Price: \$302,100

Assessed Value: \$140,160



Example # 5

Location: Brown Township

Living Area: 1181 square feet

Lot Size: .45 acre

Sale Date: 5/19/11

Sale Price: \$190,000

Assessed Value: \$57,060



Example # 6

Location: Cascade Township

Living Area: 761 square feet

Lot Size: 1.00 acre

Sale Date: 8/22/11

Sale Price: \$118,000

Assessed Value: \$53,760



Example # 7

Location: Clinton Township

Living Area: 1250 square feet

Lot Size: .24 acre

Sale Date: 10/17/12

Sale Price: \$124,900

Assessed Value: \$68,390



Example # 8

Location: Cogan House Township

Living Area: 1767 square feet

Lot Size: 3.00 acres

Sale Date: 7/17/12

Sale Price: \$162,000

Assessed Value: \$100,950



Example # 9

Location: Cummings Township

Living Area: 1104 square feet

Lot Size: 1.40 acres

Sale Date: 7/20/12

Sale Price: \$115,000

Assessed Value: \$45,480



Example # 10

Location: Duboistown Borough

Living Area: 1248 square feet

Lot Size: .13 acre

Sale Date: 8/2/12

Sale Price: \$122,000

Assessed Value: \$66,620



Example # 11

Location: Eldred Township

Living Area: 2344 square feet

Lot Size: 4.36 acres

Sale Date: 10/3/12

Sale Price: \$305,000

Assessed Value: \$230,610



Example # 12

Location: Fairfield Township

Living Area: 2249 square feet

Lot Size: 1.87 acres

Sale Date: 6/29/12

Sale Price: \$345,000

Assessed Value: \$243,970



Example # 13

Location: Franklin Township

Living Area: 1120 square feet

Lot Size: 1.37 acres

Sale Date: 7/27/12

Sale Price: \$149,900

Assessed Value: \$85,640



Example # 14

Location: Gamble Township

Living Area: 1488 square feet

Lot Size: 1.00 acre

Sale Date: 6/8/12

Sale Price: \$158,000

Assessed Value: \$74,050



Example # 15

Location: Hepburn Township

Living Area: 1966 square feet

Lot Size: 1.03 acres

Sale Date: 12/6/11

Sale Price: \$350,000

Assessed Value: \$198,090



Example # 16

Location: Hepburn Township

Living Area: 1172 square feet

Lot Size: 4.40 acres

Sale Date: 2/13/12

Sale Price: \$159,000

Assessed Value: \$103,760



Example # 17

Location: Hughesville Borough

Living Area: 2104 square feet

Lot Size: .41 acre

Sale Date: 7/3/12

Sale Price: \$125,000

Assessed Value: \$68,530



Example # 18

Location: Hughesville Borough

Living Area: 1704 square feet

Lot Size: .24 acre

Sale Date: 7/3/12

Sale Price: \$174,900

Assessed Value: \$84,680



Example # 19

Location: Jackson Township

Living Area: 1834 square feet

Lot Size: 11.00 acres

Sale Date: 3/25/11

Sale Price: \$189,500

Assessed Value: \$119,050



Example # 19

Location: Jersey Shore Borough

Living Area: 2368 square feet

Lot Size: .28 acre

Sale Date: 6/15/11

Sale Price: \$120,500

Assessed Value: \$86,900



Example # 20

Location: Jersey Shore Borough

Living Area: 1120 square feet

Lot Size: .16 acre

Sale Date: 8/31/12

Sale Price: \$90,000

Assessed Value: \$53,550



Example # 21

Location: Jersey Shore Borough

Living Area: 1946 square feet

Lot Size: .25 acre

Sale Date: 8/24/11

Sale Price: \$160,400

Assessed Value: \$91,130



Example # 22

Location: Jersey Shore Borough

Living Area: 1300 square feet

Lot Size: .13 acre

Sale Date: 5/11/12

Sale Price: \$117,000

Assessed Value: \$67,080



Example # 23

Location: Jordan Township

Living Area: 1104 square feet

Lot Size: 1.00 acre

Sale Date: 11/28/11

Sale Price: \$120,000

Assessed Value: \$59,830



Example # 24

Location: Lewis Township

Living Area: 2752 square feet

Lot Size: 3.05 acres

Sale Date: 12/1/11

Sale Price: \$242,000

Assessed Value: \$102,410



Example # 25

Location: Lewis Township

Living Area: 1655 square feet

Lot Size: 1.26 acres

Sale Date: 5/27/11

Sale Price: \$150,000

Assessed Value: \$79,590



Example # 26

Location: Limestone Township

Living Area: 1764 square feet

Lot Size: 1.00 acre

Sale Date: 6/21/11

Sale Price: \$239,300

Assessed Value: \$150,870



Example # 27

Location: Loyalsock Township

Living Area: 1025 square feet

Lot Size: .20 acre

Sale Date: 9/24/12

Sale Price: \$125,000

Assessed Value: \$78,900



Example # 28

Location: Loyalsock Township

Living Area: 2099 square feet

Lot Size: .17 acre

Sale Date: 6/27/12

Sale Price: \$238,000

Assessed Value: \$159,890



Example # 29

Location: Loyalsock Township

Living Area: 2573 square feet

Lot Size: 1.26 acres

Sale Date: 8/16/12

Sale Price: \$459,000

Assessed Value: \$310,760



Example # 30

Location: Loyalsock Township

Living Area: 3307 square feet

Lot Size: 1.04 acres

Sale Date: 7/31/12

Sale Price: \$424,000

Assessed Value: \$313,740



Example # 31

Location: Lycoming Township

Living Area: 2262 square feet

Lot Size: 1.88 acres

Sale Date: 5/3/12

Sale Price: \$245,000

Assessed Value: \$155,390



Example # 32

Location: McHenry Township

Living Area: 1092 square feet

Lot Size: 2.36 acres

Sale Date: 5/21/12

Sale Price: \$100,000

Assessed Value: \$56,530



Example # 33

Location: McIntyre Township

Living Area: 1040 square feet

Lot Size: 1.00 acre

Sale Date: 9/13/12

Sale Price: \$165,000

Assessed Value: \$81,590



Example # 34

Location: Mifflin Township

Living Area: 840 square feet

Lot Size: .40 acre

Sale Date: 10/1/12

Sale Price: \$135,000

Assessed Value: \$78,630



Example # 35

Location: Mill Creek Township

Living Area: 1136 square feet

Lot Size: 3.77 acres

Sale Date: 6/1/12

Sale Price: \$126,500

Assessed Value: \$68,080



Example # 36

Location: Montoursville Borough

Living Area: 1688 square feet

Lot Size: .22 acre

Sale Date: 6/22/12

Sale Price: \$162,500

Assessed Value: \$78,880



Example # 37

Location: Montoursville Borough

Living Area: 1104 square feet

Lot Size: .17 acre

Sale Date: 8/6/12

Sale Price: \$170,000

Assessed Value: \$95,340



Example # 38

Location: Montgomery Borough

Living Area: 1938 square feet

Lot Size: .38 acre

Sale Date: 11/19/12

Sale Price: \$139,000

Assessed Value: \$82,250



Example # 39

Location: Moreland Township

Living Area: 1257 square feet

Lot Size: 2.85 acre

Sale Date: 12/29/11

Sale Price: \$159,900

Assessed Value: \$117,970



Example # 40

Location: Muncy Borough

Living Area: 1880 square feet

Lot Size: .19 acre

Sale Date: 5/1/12

Sale Price: \$178,000

Assessed Value: \$142,400

Was previously assessed at \$112,110 in 2011 until the Muncy School District filed an appeal based on the sales price. The assessed value was then adjusted to the sales price and CLR was applied.



Example # 41

Location: Muncy Borough

Living Area: 1984 square feet

Lot Size: .23 acre

Sale Date: 8/3/12

Sale Price: \$135,500

Assessed Value: \$75,500



Example # 42

Location: Muncy Creek Township

Living Area: 966 square feet

Lot Size: .50 acre

Sale Date: 2/24/12

Sale Price: \$159,000

Assessed Value: \$127,200

Was previously assessed at \$85,930 in 2011 until the Muncy School District filed an appeal based on the sales price. The assessed value was then adjusted to the sales price and CLR was applied.



Example # 43

Location: Muncy Township

Living Area: 984 square feet

Lot Size: .60 acre

Sale Date: 12/27/12

Sale Price: \$118,000

Assessed Value: \$73,200



Example # 44

Location: Nippenose Township

Living Area: 2160 square feet

Lot Size: .22 acre

Sale Date: 6/1/12

Sale Price: \$170,750

Assessed Value: \$81,180



Example # 45

Location: Old Lycoming Township

Living Area: 1080 square feet

Lot Size: .22 acre

Sale Date: 10/15/12

Sale Price: \$155,000

Assessed Value: \$83,800



Example # 46

Location: Penn Township

Living Area: 840 square feet

Lot Size: 1.07 acres

Sale Date: 9/14/12

Sale Price: \$93,000

Assessed Value: \$64,290



Example # 47

Location: Piatt Township

Living Area: 2016 square feet

Lot Size: 1.43 acres

Sale Date: 12/7/12

Sale Price: \$220,000

Assessed Value: \$133,360



Example # 48

Location: Picture Rocks Borough

Living Area: 1280 square feet

Lot Size: .23 acre

Sale date 2/22/12

Sale Price: \$150,000

Assessed Value: \$73,460



Example # 49

Location: Pine Township

Living Area: 1021 square feet

Lot Size: .46 acre

Sale Date: 3/8/12

Sale Price: \$117,000

Assessed Value: \$62,150



Example # 50

Location: Plunketts Creek Township

Living Area: 1674 square feet

Lot Size: 2.95 acres

Sale Date: 6/8/12

Sale Price: \$451,000

Assessed Value: \$128,520



Example # 51

Location: Porter Township

Living Area: 1448 square feet

Lot Size: .50 acre

Sale Date: 9/12/12

Sale Price: \$125,800

Assessed Value: \$96,760



Example # 52

Location: Salladasburg Borough

Living Area: 2432 square feet

Lot Size: .34 acre

Sale Date: 11/2/12

Sale Price: \$130,000

Assessed Value: \$112,380



Example # 53

Location: So Williamsport Borough

Living Area: 1144 square feet

Lot Size: .28 acre

Sale Date: 4/12/12

Sale Price: \$103,000

Assessed Value: \$78,070



Example # 54

Location: So Williamsport Borough

Living Area: 1612 square feet

Lot Size: .14 acre

Sale Date: 4/30/12

Sale Price: \$119,000

Assessed Value: \$78,880



Example # 55

Location: So Williamsport Borough

Living Area: 960 square feet

Lot Size: .10 acre

Sale Date: 8/31/12

Sale Price: \$112,375

Assessed Value: \$66,590



Example # 56

Location: Shrewsbury Township

Living Area: 2128 square feet

Lot Size: .84 acre

Sale Date: 12/21/11

Sale Price: \$168,500

Assessed Value: \$113,420



Example # 57

Location: Susquehanna Township

Living Area: 968 square feet

Lot Size: 1.24 acres

Sale Date: 7/10/12

Sale Price: \$180,000

Assessed Value: \$93,750



Example # 58

Location: Upper Fairfield Township

Living Area: 2592 square feet

Lot Size: 1.00 acre

Sale Date: 8/7/12

Sale Price: \$239,000

Assessed Value: \$130,570



Example # 59

Location: Washington Township

Living Area: 1774 square feet

Lot Size: 8.07 acres

Sale Date: 8/21/12

Sale Price: \$182,900

Assessed Value: \$127,210



Example # 60

Location: Watson Township

Living Area: 1296 square feet

Lot Size: .90 acre

Sale Date: 6/29/12

Sale Price: \$150,000

Assessed Value: \$57,250



Example # 61

Location: Wolf Township

Living Area: 1944 square feet

Lot Size: .46 acre

Sale Date: 7/31/12

Sale Price: \$244,000

Assessed Value: \$162,560



Example # 62

Location: Woodward Township

Living Area: 1240 square feet

Lot Size: .23 acre

Sale Date: 12/15/11

Sale Price: \$124,500

Assessed Value: \$58,640



Example # 63

Location: Williamsport City

Living Area: 1518 square feet

Lot Size: .11 acre

Sale Date: 8/13/12

Sale Price: \$100,000

Assessed Value: \$67,710



Example # 64

Location: Williamsport City

Living Area: 2060 square feet

Lot Size: .18 acre

Sale Date: 6/29/12

Sale Price: \$140,000

Assessed Value: \$52,240



Example # 65

Location: Williamsport City

Living Area: 1468 square feet

Lot Size: .14 acre

Sale Date: 4/11/12

Sale Price: \$96,000

Assessed Value: \$70,130



Example # 66

Location: Williamsport City

Living Area: 2004 square feet

Lot Size: .15 acre

Sale Date: 6/11/12

Sale Price: \$119,900

Assessed Value: \$79,280



Example # 67

Location: Williamsport City

Living Area: 1328 square feet

Lot Size: .17 acre

Sale Date: 5/21/12

Sale Price: \$99,000

Assessed Value: \$59,940



Example # 68

Location: Williamsport City

Living Area: 1352 square feet

Lot Size: .13 acre

Sale Date: 11/30/12

Sale Price: \$124,900

Assessed Value: \$67,610



Example # 69

Location: Williamsport City

Living Area: 1188 square feet

Lot Size: .17 acre

Sale Date: 12/19/12

Sale Price: \$144,000

Assessed Value: \$91,560



Example # 70

Location: Williamsport City

Living Area: 1280 square feet

Lot Size: .14 acre

Sale Date: 11/2/12

Sale Price: \$110,000

Assessed Value: \$68,290



Example # 71

Location: Williamsport City

Living Area: 1696 square feet

Lot Size: .50 acre

Sale Date: 7/19/11

Sale Price: \$130,000

Assessed Value: \$77,460



Example # 72

Location: Williamsport City

Living Area: 1560 square feet

Lot Size: .27 acre

Sale Date: 2/3/11

Sale Price: \$132,900

Assessed Value: \$82,780



Example # 73

Location: Williamsport City

Living Area: 4055 square feet

Lot Size: .29 acre

Sale Date: 2/16/12

Sale Price: \$180,000

Assessed Value: \$128,150



Example # 74

Location: Williamsport City

Living Area: 2920 square feet

Lot Size: .10 acre

Sale Date: 1/21/11

Sale Price: \$203,500

Assessed Value: \$101,740



Example # 75

Location: Williamsport City

Living Area: 2448 square feet

Lot Size: .32 acre

Sale Date: 7/11/11

Sale Price: \$322,000

Assessed Value: \$175,160



Example # 76

Location: Williamsport City

Living Area: 2058 square feet

Lot Size: .15 acre

Sale Date: 6/19/12

Sale Price: \$159,900

Assessed Value: \$107,230



Example # 77

Location: Williamsport City

Living Area: 1586 square feet

Lot Size: .18 acre

Sale Date: 1/11/12

Sale Price: \$109,900

Assessed Value: \$67,450



Example # 78

Location: Williamsport City

Living Square: 1744 square feet

Lot Size: .15 acre

Sale Date: 4/16/12

Sale Price: \$168,000

Assessed Value: \$95,470



Example # 79

Location: Loyalsock Township

Living Area: N/A (commercial)

Lot Size: .23 acre

Sale Date: 6/25/12

Sale Price: \$230,000

Assessed Value: \$164,170



Example # 80

Location: Loyalsock Township

Living Area: N/A (commercial)

Lot Size: 8.24 acres

Sale Date: 4/23/12

Sale Price: \$1,750,000

Assessed Value: \$783,440



Example # 80

Location: So Williamsport Borough

Living Area: N/A (commercial)

Lot Size: .33 acre

Sale Date: 12/23/11

Sale Price: \$135,000

Assessed Value: \$79,200



Example # 81

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: 1.27 acres

Sale Date: 9/28/11

Sale Price: \$2,550,000

Assessed Value: \$1,351,840



Example # 82

Location: Montoursville Borough

Living Area: N/A (commercial)

Lot Size: .22 acre

Sale Date: 8/27/12

Sale Price: \$170,000

Assessed Value: \$70,170



Example # 83

Location: Shrewsbury Township

Living Area: N/A (commercial)

Lot Size: .57 acre

Sale Date: 1/3/11

Sale Price: \$100,000

Assessed Value: \$56,530



Example # 84

Location: Old Lycoming Township

Lot Size: .99 acre

Living Area: N/A (commercial)

Sale Date: 10/12/11

Sale Price: \$285,000

Assessed Value: \$190,020



Example # 85

Location: Woodward Township

Living Area: N/A (commercial)

Lot Size: .69 acre

Sale Date: 1/23/12

Sale Price: \$90,000

Assessed Value: \$56,000



Example # 86

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: .09 acre

Sale Date: 6/27/12

Sale Price: \$950,000

Assessed Value: \$305,400





Example # 87

Location: Montgomery Borough

Living Area: N/A (commercial)

Lot Size: .13 acre

Sale Date: 3/30/12

Sale Price: \$84,130

Assessed Value: \$50,580



Example # 88

Location: Picture Rocks Borough

Living Area: N/A (commercial)

Lot Size: .57 acre

Sale Date: 6/17/11

Sale Price: \$169,900

Assessed Value: \$116,560



Example # 89

Location: So Williamsport Borough

Living Area: N/A (commercial)

Lot Size: .16 acre

Sale Date: 7/14/11

Sale Price: \$296,000

Assessed Value: \$125,730



Example # 90

Location: Williamsport City

Living Area: N/A (commercial)

Lot Size: .14 acre

Sale Date: 7/21/11

Sale Price: \$250,000

Assessed Value: \$96,960



Example # 91

Location: Muncy Creek Township

Living Area: 2040 square feet

Lot Size: 229.00 acres

Sale Date: 1/5/11

Sale Price: \$2,000,000

Assessed Value: \$206,650



Example # 92

Location: Washington Township

Living Area: 2616 square feet

Lot Size: 94.60 acres

Sale Date: 7/18/11

Sale Price: \$350,000

Assessed Value: \$169,550



Example # 93

Location: Loyalsock Township

Living Area: 2726 square feet

Lot Size: .71 acre

Sale Date: 7/30/12

Sale Price: \$390,000

Assessed Value: \$278,270



Example # 94

Location: Picture Rocks Borough

Living Area: 1966 square feet

Lot Size: 9.66 acres

Sale Date: 6/1/12

Sale Price: \$298,500

Assessed Value: \$185,330



Example # 95

Location: Brown Township

Living Area: 1021 square feet

Lot Size: 2.00 acres

Sale Date: 7/20/12

Sale Price: \$265,000

Assessed Value: \$100,030



Example # 96

Location: Upper Fairfield Township

Living Area: 2210 square feet

Lot Size: 5.86 acres

Sale Date: 12/6/12

Sale Price: \$325,000

Assessed Value: \$213,420



Example # 97

Location: Fairfield Township

Living Area: 3463 square feet

Lot Size: 1.77 acres

Sale Date: 9/27/12

Sale Price: \$440,000

Assessed Value: \$246,320



Example # 98

Location: Williamsport City

Living Area: 4232 square feet

Lot Size: .51 acre

Sale Date: 12/21/12

Sale Price: \$350,000

Assessed Value: \$204,550



Example # 99

Location: Brown Township

Living Area: 1873 square feet

Lot Size: 1.00 acre

Sale Date: 8/9/12

Sale Price: \$315,000

Assessed Value: \$119,730



Example # 100

Location: Eldred Township

Living Area: 4096 square feet

Lot Size: 101.50 acres

Assessed Value: \$154,160

Clean & Green Value: \$118,680

