



Union County Announces Comprehensive Countywide Property Reassessment Project

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First reassessment in 24 years will ensure fair and equitable property valuations

UNION COUNTY – Union County officials today announced the launch of a comprehensive countywide property reassessment project, the first since 2006. The reassessment will ensure fair and equitable property valuations across the county and will be implemented for the 2028 tax year.

Union County has contracted with Tyler Technologies, a leading assessment services provider, to conduct the reassessment. The project addresses the 24-year gap since the last countywide reassessment and will bring property values in line with current market conditions as of the assessment date of July 1, 2026.

Why is the reassessment necessary? Property reassessments are essential for maintaining fair and equitable taxation across all property types. This is accomplished through data collection of current property characteristics, analysis of current, local market conditions, and developing new property assessments in compliance with mass appraisal industry and state assessment standards.

It is important to know that assessment increases do not automatically mean taxes will increase. As assessment values increase or decrease, tax millage rates must be adjusted to maintain revenue neutral where appropriate. Overall, a county cannot increase revenue in the year of the reassessment.

The major phases to a reassessment are: Data Collection, Market Analysis, Valuation, Valuation Review and Informal Hearings. Beginning this fall, data collectors will visit every property in the county. They will measure structures, gather property details such as year built and room counts, and take a photograph of all significant buildings. Data collectors will wear bright yellow vests marked “Tyler” and carry county-issued ID badges. They will never enter homes and will leave if only a minor is present or if asked by the owner to do so.

Union County is committed to transparency throughout the reassessment process. Regular project updates will be posted on the county website and a website will soon be available to keep property owners informed about reassessment activity.

County of Union Pennsylvania

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