

Comparison of Real Estate Taxes in Selected Township Neighborhoods

Residents of Montgomery Township pay, on average \$489.31 in property taxes. The average assessment of Township home is \$166,432. Montgomery Township levied property taxes totaling 2.94 mills, or 0.294%, depending on the value determined by the Montgomery County Board of Assessment of an individual's home. The amount paid in taxes is calculated in the following way:

	Assessment of Sample Property	Montgomery Township		
		2023	2024	Increase
Millage Rate		2.4900	2.9400	0.4500
Average Residential Assessment**	166,432	\$ 414.42	\$ 489.31	\$ 74.89
Selected Township Developments				
Canterbury	\$ 169,383	\$ 421.76	\$ 497.99	\$ 76.22
Cambridge Knoll	257,865	642.08	758.12	116.04
DeLaSalle	206,935	515.27	608.39	93.12
Estates of Windlestrae	359,494	895.14	1,056.91	161.77
Mallard Pond	247,232	615.61	726.86	111.25
Parkwood	182,885	455.38	537.68	82.30
Tall Gables	222,197	553.27	653.26	99.99
Woodbrook	213,892	532.59	628.84	96.25

** Information as of 10/15/23 from the Montgomery County Board of Assessments. Montgomery Township has 9,518 residential parcels with an average assessed value of \$166,432. The median is \$161,340.

Montgomery County Property Comparison

Rank	Township	School District	Township Millage	SD Millage	County Millage	Total Millage	1 Mill Gross Revenue
1	Cheltenham	Cheltenham	9.5695	52.0400	4.6270	66.2365	\$ 1,926,151
2	Upper Moreland	Upper Moreland	6.2580	36.0961	4.6270	46.9811	1,535,949
3	Upper Dublin	Upper Dublin	6.1420	37.4467	4.6270	48.2157	2,405,408
4	Abington	Abington	5.9220	35.2100	4.6270	45.7590	3,437,126
5	Towamencin	North Penn	5.6895	29.6365	4.6270	39.9530	1,099,694
6	Lower Moreland	Lower Moreland	5.3320	39.9784	4.6270	49.9374	1,127,729
7	Hatfield	North Penn	5.2210	29.6365	4.6270	39.4845	1,296,514
8	Springfield	Springfield	4.5160	37.4093	4.6270	46.5523	1,348,890
9	West Norriton	Norristown	4.4750	39.2040	4.6270	48.3060	985,519
10	Lower Merion	Lower Merion	4.1900	32.3948	4.6270	41.2118	7,788,474
11	Lower Pottsgrove	Pottsgrove	4.1180	39.8592	4.6270	48.6042	640,653
12	Upper Pottsgrove	Pottsgrove	4.0000	39.8592	4.6270	48.4862	289,243
13	Upper Merion	Upper Merion	3.6400	22.0000	4.6270	30.2670	4,129,527
14	Douglass	Boyertown	3.5000	30.8140	4.6270	38.9410	629,213
15	Whitpain	Wissahickon	3.2000	23.1900	4.6270	31.0170	2,099,103
16	West Pottsgrove	Pottsgrove	3.0000	39.8592	4.6270	47.4862	180,983
17	Lower Providence	Methacton	2.9593	32.6492	4.6270	40.2355	1,687,422
18	Lower Salford	Souderton	2.9590	32.7290	4.6270	40.3150	1,170,565
19	Montgomery	North Penn	2.9400	29.6365	4.6270	37.2035	2,172,516

Rank	Township	School District	Township Millage	SD Millage	County Millage	Total Millage	1 Mill Gross Revenue
20	Lower Frederick	Perkiomen Valley	2.8200	36.3800	4.6270	43.8270	270,094
21	East Norriton	Norristown	2.7270	39.2040	4.6270	46.5580	975,620
22	Plymouth	Colonial	2.6200	25.0200	4.6270	32.2670	1,692,203
23	Limerick	Spring-Ford	2.6130	30.8766	4.6270	38.1166	1,586,968
24	Upper Providence	Spring-Ford	2.5000	30.8766	4.6270	38.0036	2,358,246
25	Whitemarsh	Colonial	2.3633	25.0200	4.6270	32.0103	1,911,454
26	Franconia	Souderton	2.2542	32.7290	4.6270	39.6102	868,804
27	Marlborough	Upper Perkiomen	2.2500	26.8928	4.6270	33.7698	222,186
28	Upper Gwynedd	North Penn	1.8740	29.6365	4.6270	36.1375	1,692,376
29	Upper Frederick	Boyertown	1.6200	30.8140	4.6270	37.0610	202,081
30	New Hanover	Boyertown	1.5870	30.8140	4.6270	37.0280	792,075
31	Upper Salford	Souderton	1.5000	32.7290	4.6270	38.8560	220,495
32	Horsham	Hatboro-Horsham	1.4800	32.6500	4.6270	38.7570	2,311,066
33	Upper Hanover	Upper Perkiomen	1.4500	26.8928	4.6270	32.9698	556,659
34	Lower Gwynedd	Wissahickon	1.4080	23.1900	4.6270	29.2250	1,415,084
35	Salford	Souderton	1.4000	32.7290	4.6270	38.7560	211,568
36	Perkiomen	Perkiomen Valley	0.6200	36.3800	4.6270	41.6270	495,982
37	Skippack	Perkiomen Valley	0.3200	36.3800	4.6270	41.3270	838,161
38	Worcester	Methacton	0.0500	32.6492	4.6270	37.3262	1,048,581



North Penn School
District, 79.66%

Montgomery County,
12.44%

Montgomery Township,
7.90%