

**Subject: 2026 Borough Tax Millage and Reassessed Bill Calculation**

**From: Michael Ruddy, Dunmore Tax Collector**

**Date: December 12, 2025**

On Monday (12/08/2025), Borough Council approved the **2026 Borough Real Estate Tax millage rate of 3.2 mills**, which will be applied to the **new countywide reassessed property values**. For comparison, the **2025 rate is 54 mills**, which used the old property values.

To help residents understand what this means, the Tax Office analyzed the impact of the new assessment + new millage rate on all **4,840 residential properties** in the borough. We calculated each 2026 bill using 3.2 mills and compared it to the 2025 bills at 54 mills.

**Here is how the changes break down for residential property owners:**

- **37.8%** will see a **decrease** in their borough tax bill.
- **22.1%** will see an **increase of \$100 or less**.
- **40.1%** will see an **increase of more than \$100**.

#### **Detailed Breakdown**

<u>Bill Variance</u>	<u>Count</u>	<u>Percentage</u>
Decrease	1,828	37.8%
\$0.01 - \$100	1,071	22.1%
\$100.01 - \$200	937	19.4%
\$200.01 - \$300	601	12.4%
\$300.01 - \$400	218	4.5%
\$400.01 - \$500	80	1.7%
Greater than \$500	105	2.2%
<b><u>Total</u></b>	<b><u>4,840</u></b>	<b><u>100.0%</u></b>

Our goal in sharing this information is to provide **clear, transparent, data-driven insight** into how the reassessment and the new millage rate affect residents.

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## How to Calculate Your 2026 Borough Tax Bill

Use this formula:

$$\text{Reassessed Value} \times 3.2 \div 1,000 = 2026 \text{ Borough Bill}$$

### Example:

If your new assessed value is **\$200,000**, then your 2026 borough tax bill will be:

➡ **\$640** (because  $\$200,000 \times 3.2 \div 1,000 = \$640$ )

## How to Calculate Your 2025 Borough Tax Bill

Use this formula:

$$\text{Previous Assessed Value} \times 54 \div 1,000 = 2025 \text{ Borough Bill}$$

### Example:

If your previous assessed value is **\$12,000**, then your 2025 borough tax bill was:

➡ **\$648** (because  $\$12,000 \times 54 \div 1,000 = \$648$ )

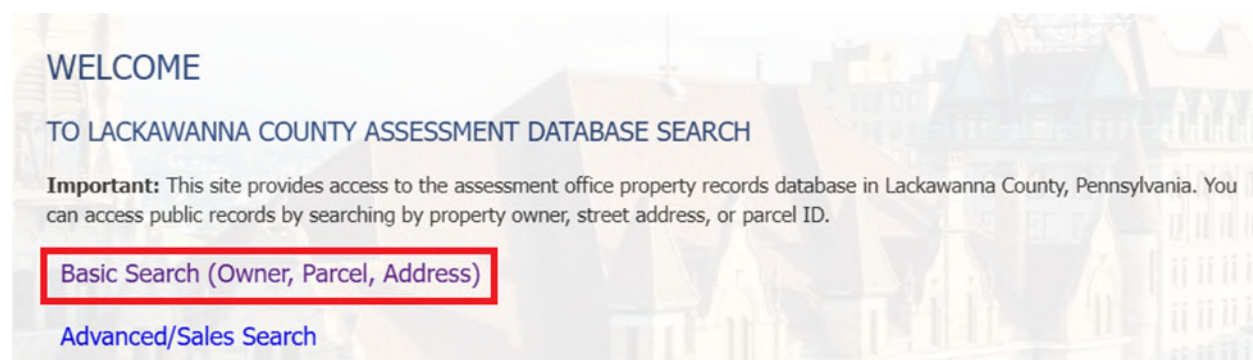
In this example the property owner will pay \$8 less in 2026 for their bill ( $\$640 - \$648 = -\$8$ ).

If you are not sure what your property values are, you can look it up on the county website using the PIN (Parcel) number printed on your tax bill:

*County Property Search:*

<https://lcao.lackawannacounty.org/forms/htmlframe.aspx?mode=content/home.htm>

Click on Basic Search.



Click on Agree.

Accessibility The Lackawanna County Web site must adhere to two different standards of website accessibility: compliance with the Priority Level One standards recommended by the [World Wide Web Consortium \(W3C\)](#) and compliance with the legal requirements of [Section 508](#) of the U.S. Rehabilitation Act of 1973.

Disagree

Agree

Enter your PIN# on the Parcel Number bar and click Search (or use one of the other fields available).

**Basic Search**

Parcel Number:   
Owner Name (Last First):   
Street:   
DUNMORE BOROUGH

**Options** Sort by:   Results/page:

[Parcel](#)  
[Owner](#)  
[Sales](#)  
[Full Legal](#)  
[Values](#)  
[2026 Values](#)  
[Land](#)  
[Residential](#)  
[Outbuildings](#)  
[Commercial](#)  
[Notes](#)

You can click on 2026 Values to find the amount that will be for your bill which is labeled Assessed Total.

You can also see your property's value under the old assessment by clicking on Values, it is labeled Total Taxable Value.