



Research Summary

Pennsylvania Economy League

CENTRAL DIVISION

September 2001

Lackawanna County

SCHOOL REAL ESTATE TAX LEVIES FOR 2001 RISE BY 5.8 PERCENT SINCE LAST YEAR AND BY 26.6 PERCENT IN THE PAST FIVE YEARS

The gross real estate tax levies for the year 2001 for Lackawanna County's ten school districts total \$108,325,207, which is \$5,983,235 or 5.8 percent higher than in 2000. (The gross real estate tax levy is the potential tax yield based on millages and certified taxable valuations; it is not necessarily the amount of real estate tax revenues budgeted by the districts or the amount which they expect to receive.)

Real estate tax levies rose in each of the county's ten districts between 2000 and 2001 because of increases in millage rates and/or higher assessed valuations. The largest dollar and proportionate increases were recorded in Abington Heights (\$2,176,055 or 13.4 percent), Mid Valley (\$1,385,622 or 22.0 percent), and Riverside (\$1,063,437 or 17.7 percent).

For the five-year period beginning in 1996, the real estate tax levies of Lackawanna's school districts rose by \$22,788,344 or 26.6 percent. Levies increased in each of the county's districts between 1996 and 2001. Dollar increases ranged from \$293,596 in Lakeland to \$6,310,182 in Scranton City; on a proportionate basis, the increases ranged from 6.1 percent in Lakeland to 49.0 percent in Old Forge.

In addition to new construction, demolitions, and the natural appreciation and depreciation of properties which can influence the change in the assessed valuation of a county, its school districts, and its municipalities from year to year, assessed valuations in Lackawanna County during the period 1996 to 2001 (and, in conjunction with the real estate tax millages, perhaps the gross tax levies as well), have been influenced by several significant events. These include the deregulation of public utilities in the Commonwealth (and the resulting shift in properties from tax-exempt to taxable status); changes in Pennsylvania's "Clean and Green" legislation (which expands the eligibility for preferential assessment to include farm property previously excluded from consideration for tax exemption); and the implementation of Pennsylvania's Keystone Opportunity Zone (KOZ), and Keystone Opportunity Expansion Zone (KOEZ) programs (which are designed to encourage businesses and individuals to remain in or to move into these designated areas by providing tax incentives including exemption from real estate taxation).

The deregulation of utilities has increased the certified assessed valuation and tax levy countywide and in some school districts and municipalities, but, as a byproduct of deregulation,

all jurisdictions will experience a loss in revenue from the state as part of the Public Utility Realty Tax (PURTA) program. Conversely, the change in the “Clean and Green” legislation and the KOZ and KOEZ programs have reduced the assessed valuation and possibly the tax levy in some school districts and municipalities and the county as a whole. While the specific impacts of these factors differ from jurisdiction to jurisdiction, combined, they have had a noticeable effect on the total certified value of taxable property and tax levies in Lackawanna County during the five-year period under review.

School district real estate tax levies for the year 2001 range from \$3,991,568 in Old Forge to \$30,660,431 in Scranton City; in 1996 the range was from \$2,678,628 in Old Forge to \$24,350,249 in Scranton City. (See Table 1.)

Table 1

Change in School District Gross Real Estate Tax Levies—2001

School District	2001 Gross Tax Levy	Change 2000 to 2001		Change 1996 to 2001	
		\$	%	\$	%
Abington Heights	\$ 18,451,271	\$2,176,055	13.4%	\$ 3,942,780	27.2%
Carbondale Area	4,491,248	2,627	0.1	434,905	10.7
Dunmore	6,756,965	361,890	5.7	1,024,930	17.9
Lakeland	5,120,405	89,831	1.8	293,596	6.1
Mid Valley	7,684,844	1,385,622	22.0	2,416,188	45.9
North Pocono	14,874,368	751,768	5.3	2,469,820	19.9
Old Forge	3,991,568	68,399	1.7	1,312,940	49.0
Riverside	7,087,439	1,063,437	17.7	2,255,956	46.7
Scranton City	30,660,431	23,532	0.1	6,310,182	25.9
Valley View	<u>9,206,668</u>	<u>60,074</u>	0.7	<u>2,327,047</u>	33.8
Total	\$108,325,207	\$5,983,235	5.8%	\$22,788,344	26.6%

Real estate tax millages increased in five of the county’s school districts between 2000 and 2001 and were unchanged in five—Carbondale Area, Lakeland, Old Forge, Scranton City, and Valley View. The largest millage increases since last year were recorded in Abington Heights (10.62 mills or 12.9 percent) and Mid Valley (12.00 mills or 21.4 percent).

For the five-year period beginning in 1996, school millages increased in nine of the county’s districts ranging from 8.50 mills or 11.5 percent in Carbondale Area to 25.93 mills or 44.2 percent in Old Forge. Lakeland’s real estate tax millage was the same in 2001 as in 1996.

Millage rates for the year 2001 among Lackawanna’s districts range from 68.0 mills in Lakeland and Mid Valley to 95.5 mills in Valley View; the range in 1996 was from 53.0 mills in Mid Valley to 76.25 mills in Abington Heights. (See Table 2.)

Table 2

Change in School District Real Estate Tax Millages—2001

<u>School District</u>	<u>2001</u>	<u>Change 2000 to 2001</u>		<u>Change 1996 to 2001</u>	
	<u>Millage</u>	<u>Mills</u>	<u>%</u>	<u>Mills</u>	<u>%</u>
Abington Heights	92.64	10.62	12.9%	16.39	21.5%
Carbondale Area	82.50	—	—	8.50	11.5
Dunmore	82.65	4.00	5.1	12.00	17.0
Lakeland	68.00	—	—	—	—
Mid Valley	68.00	12.00	21.4	15.00	28.3
North Pocono	78.70	3.50	4.7	11.30	16.8
Old Forge	84.53	—	—	25.93	44.2
Riverside	77.13	5.00	6.9	10.63	16.0
Scranton City	81.52	—	—	17.79	27.9
Valley View	95.50	—	—	21.60	29.2

Assessed valuations of taxable property in the year 2001 increased in each of the county's school districts ranging from \$31,841 or 0.1 percent in Carbondale Area to \$8,373,624 or 10.0 percent in Riverside.

For the five-year period beginning in 1996, assessed valuations of taxable property increased in eight of the county's ten school districts ranging from \$621,131 or 0.8 percent in Dunmore to \$19,235,655 or 26.5 percent in Riverside. Decreases during this period were experienced in Carbondale Area (\$376,081 or 0.7 percent) and Scranton City (\$5,975,252 or 1.6 percent).

School district assessed valuations for the year 2001 range from \$47,220,726 in Old Forge to \$376,109,306 in Scranton City; in 1996 the valuations ranged from \$45,710,376 in Old Forge to \$382,084,558 in Scranton City. (See Table 3.)

The county's predetermined assessment ratio for 2001, 2000, and 1996 is 100 percent of market value. The Common Level Ratio of assessed values to selling prices as determined by the State Tax Equalization Board (STEB) was 20.7 percent in 1996 and 20.9 percent in 2000 (the most recent figure available). The county most recently reassessed in 1972; the predetermined assessment ratio was raised to 100 percent in 1986.

Enrollments in Lackawanna County's public school districts for the 2000-01 school year (the most recent readily available figures from the Pennsylvania Department Education) were down by 0.1 percent from the prior year but were up by 0.3 percent from five years earlier—the 1995-96 school year. For the one-year period, enrollments declined in six districts and increased in four—Abington Heights (0.6 percent), North Pocono (0.9 percent), Riverside (1.0 percent), and Valley View (3.0 percent). The largest decreases in enrollments during this period occurred in Mid Valley (3.3 percent), Dunmore (2.5 percent), and Old Forge (2.4 percent). The smallest decrease in enrollment for the one-year period occurred in Scranton City (0.1 percent).

Table 3

Change in School District Assessed Valuations—2001

School District	2001	Change 2000 to 2001		Change 1996 to 2001	
	Assessed				
	Valuation	\$	%	\$	%
Abington Heights	\$199,171,748	\$ 741,903	0.4%	\$ 8,896,458	4.7%
Carbondale Area	54,439,368	31,841	0.1	-376,081	-0.7
Dunmore	81,753,966	443,412	0.5	621,131	0.8
Lakeland	75,300,080	1,321,048	1.8	4,317,602	6.1
Mid Valley	113,012,419	526,308	0.5	13,603,815	13.7
North Pocono ^{1/}	152,449,333	1,622,214	1.1	3,576,830	2.4
Old Forge	47,220,726	809,163	1.7	1,510,350	3.3
Riverside	91,889,528	8,373,624	10.0	19,235,655	26.5
Scranton City	376,109,306	288,660	0.1	-5,975,252	-1.6
Valley View	96,404,901	629,046	0.7	3,311,251	3.6

^{1/} Includes Lackawanna County portion only.

Five of the county's districts had higher enrollments in 2000-01 than in 1995-96. The largest increase during the five-year period occurred in Valley View (9.5 percent). Decreases in enrollments during this period were recorded in Abington Heights (1.0 percent), Dunmore (4.2 percent), Mid Valley (6.1 percent), Riverside (0.4 percent), and Scranton City (0.4 percent). (See Table 4.)

Table 4

Change in Total Enrollments by School District—2001

School District	2000-01 Enrollment	Change 1999-2000 to 2000-01		Change 1995-96 to 2000-01	
		Pupils	%	Pupils	%
		Abington Heights	3,594	20	0.6%
Carbondale Area	1,635	-29	-1.7	17	1.1
Dunmore	1,649	-42	-2.5	-72	-4.2
Lakeland	1,708	-14	-0.8	28	1.7
Mid Valley	1,619	-56	-3.3	-106	-6.1
North Pocono	3,371	29	0.9	42	1.3
Old Forge	1,001	-25	-2.4	11	1.1
Riverside	1,564	15	1.0	-7	-0.4
Scranton City	8,886	-8	-0.1	-32	-0.4
Valley View	<u>2,588</u>	<u>75</u>	3.0	<u>225</u>	9.5
Total	27,615	-35	-0.1%	71	0.3%

SOURCE: Pennsylvania Department of Education.

Combined county, municipal, and school district real estate tax millages were higher in the year 2001 than in 2000 in each of the county's 40 municipalities as a result of millage increases at the county level, in five school districts, and in two municipalities. The increases in total millages ranged from 4.00 mills in several municipalities to 16.00 mills in Dalton and Old Forge boroughs. Combined county, municipal, and school district real estate tax millages were higher in the year 2001 than in 1996 in all 40 county municipalities as a result of increases at the county level, in nine school districts, and in 11 municipalities. The increases in total millages during the five-year period ranged from 9.0 mills in several municipalities to the single millage equivalent of 35.08 mills in Scranton City. (See Exhibit I.)

The 2001 gross real estate tax levy for the ten school districts, Lackawanna County, Carbondale and Scranton cities, and the 38 boroughs and townships totals \$171,813,800 which is \$11,806,059 or 7.4 percent higher than in 2000 and \$39,922,228 or 30.3 percent higher than in 1996. Of the overall increase in the real estate tax levy since last year, the school districts represent 50.7 percent; the county 48.0 percent; and the boroughs and townships, 1.8 percent. The cities' share decreased during this period. Of the increase since 1996, the school districts represent 57.1 percent; the county, 32.3 percent; the cities, 7.4 percent; and the boroughs and townships, 3.2 percent.

In 1996 the school districts represented 64.8 percent of the total amount of real estate taxes levied in Lackawanna County; the county government, 19.9 percent; the cities, 8.3 percent; and the boroughs and townships, 7.0 percent. By 2001 the school districts' share of the total amount of real estate taxes levied in Lackawanna County had decreased to 63.0 percent; the county government's share had risen to 22.8 percent; the cities' share had decreased to 8.1 percent; and the boroughs' and townships' portion of the real estate taxes levied in the county had dropped to 6.1 percent. (See Table 5.)

Table 5

Change in Combined School District, County, City, Borough, and Township
Gross Real Estate Tax Levies—2001

	Gross Real Estate Tax Levy				Change 2000 to 2001		Change 1996 to 2001	
	2001	% of Total			\$	% of Total	\$	% of Total
		2001	2000	1996				
County	\$ 39,195,341	22.8%	20.9%	19.9%	\$ 5,668,821	48.0%	\$12,901,500	32.3%
School Districts	108,325,207	63.0	64.0	64.8	5,983,235	50.7	22,788,344	57.1
Cities	13,878,631	8.1	8.7	8.3	-61,399	-0.5	2,952,181	7.4
Boros. & Twps.	<u>10,414,621</u>	<u>6.1</u>	<u>6.4</u>	<u>7.0</u>	<u>215,402</u>	<u>1.8</u>	<u>1,280,203</u>	<u>3.2</u>
Total	\$171,813,800	100.0%	100.0%	100.0%	\$11,806,059	100.0%	\$39,922,228	100.0%

The total 2001 county, school district, and municipal real estate tax levy for individual municipalities which are part of a Lackawanna County school district ranges from \$517,327 in Elmhurst Township to \$54,702,942 in Scranton City. Increases in the combined levy between 2000 and 2001 were recorded in each of the 35 county municipalities that are part of a

Lackawanna County school district. On a proportionate basis, the increases ranged from 2.5 percent in Carbondale City to 21.1 percent in Moosic Borough. Between 1996 and 2001 increases in the combined levy also occurred in all 35 municipalities which are part of a Lackawanna County school district. The range in increases during the five-year period was from 9.3 percent in Mayfield Borough to 74.2 percent in Moosic Borough. (See Exhibit II.)

In addition to the general purpose and municipal-wide special purpose real estate taxes mentioned above, some municipalities levy special purpose real estate taxes only in selected areas of the jurisdiction for such services as street lighting and fire hydrants. These are not included in this study, nor are service fees which may be charged for garbage collection, sewage collection and treatment, and so forth. For example, nine Lackawanna County municipalities report garbage collection fees in the year 2001 of \$1.50 to \$2.00 on a per bag basis and between \$90 and \$178 per household on a flat annual basis. Also, various nonproperty taxes, particularly those levied under Act 511, are widely used by Lackawanna County's municipalities (and school districts, as well). Included are earned income, per capita, occupational privilege, real estate transfer, amusement, mercantile, and business privilege taxes. **During the period under review, some jurisdictions may have imposed for the first time or may have changed nonproperty tax rates, service fees, or special purpose real estate taxes.**

The foregoing narrative and tables and the exhibits which follow are designed primarily to identify changes since last year and during the most recent five-year period in the real estate tax levies, tax rates, and assessed valuations of the county's school districts. No valid comparison of tax burden among jurisdictions can be made without a detailed analysis of the quantity and quality of services and programs provided; capital projects underway or recently completed; the relative role of state funding in financing school district operations; the use of nonproperty taxes and special fees and charges, if any; and, in the case of counties and municipalities, the role of any government-operated utilities.

The Pennsylvania Economy League was incorporated in 1936 as a statewide, nonprofit, nonpartisan, citizen-supported research organization. It provides critical information, perspective, and policy analysis to the business, civic, and governmental leadership of our communities and at the state level to support their efforts to make Pennsylvania a better place to live, work, and do business. PEL serves as a catalyst for moving ideas into action by working in partnership with governmental, business, and civic groups to develop consensus and action on public policies, programs, and solutions that will increase the effectiveness and efficiency of state government, improve the economic climate and competitiveness, and raise the quality of life in the state. At the local level PEL engages in a variety of research projects and related activities designed to bring about the sound financing and most cost-effective delivery of necessary public services. PEL's program of professional and unbiased research is made possible by the voluntary tax-deductible memberships of more than 1,000 individuals, businesses, institutions, and associations in Lackawanna County and throughout Pennsylvania.

FOOTNOTES

EXHIBIT I

HR/ Home Rule Charter Municipality

- 1/ Includes the county's real estate tax rate of 29.7293 mills.
- 2/ Reflects an increase of 4.00 mills or 15.5 percent in the county's real estate tax rate.
- 3/ Includes the county's real estate tax rate increase of 9.0 mills or 43.4 percent.
- 4/ Figures represent the single millage equivalents of the city's split tax rate on land and improvements. The Scranton City School District (unlike other Lackawanna County districts) levies its real estate millage on a calendar year basis (i.e., January 2001 through December 2001). As such, all real estate tax millages in Scranton are levied for the calendar year.

SOURCE: County, Municipalities, and School Districts

EXHIBIT II

HR/ Home Rule Charter Municipality

- 1/ Gross tax levies for 1996, 2000, and 2001 are based on certified municipal assessments at a predetermined 100 percent assessment ratio. The Common Level Ratio of assessed values to selling price as determined by the State Tax Equalization Board (STEB) was 20.7 percent in 1996 and 20.9 percent in 2000 (the most recent figure available). The gross real estate tax levies are the potential tax yields based on millages and the certified taxable valuations; they are not necessarily the amount of real estate tax revenue budgeted by the jurisdictions or the amount which they expect to receive.
- 2/ Includes Lackawanna County municipalities and school districts only.
- 3/ The Scranton City School District (unlike other Lackawanna County districts) levies its real estate taxes on a calendar year basis (i.e., January 2001 through December 2001). As such, all real estate taxes in Scranton are levied for the calendar year.

PEL:CD September 2001

EXHIBIT I
Lackawanna County
Municipal, School, and County Real Estate Tax Rates—2001

Municipalities	Year 2001 Millages			Change 2000 to 2001						Change 1996 to 2001					
	Municipal	School District	Total ^{1/}	Municipal		School District		Total ^{2/}		Municipal		School District		Total ^{3/}	
				Mills	%	Mills	%	Mills	%	Mills	%	Mills	%		
CITIES:															
Carbondale ^{HR/}	24.970	82.500	137.199	—	—	—	—	4.00	3.0	—	—	8.50	11.5	17.50	14.6
Scranton ^{HR/ &L/}	34.195	81.520	145.444	-0.18	-0.5	—	—	3.82	2.7	8.29	32.0	17.79	27.9	35.08	31.8
BOROUGHES:															
Archbald	—	95.500	125.229	—	—	—	—	4.00	3.3	—	—	21.60	29.2	30.60	32.3
Blakely	9.000	92.640	131.369	—	—	10.62	12.9	14.62	12.5	—	—	16.39	21.5	25.39	24.0
Clarks Green	14.750	92.640	137.119	1.25	9.3	10.62	12.9	15.87	13.1	-0.25	-1.7	16.39	21.5	25.14	22.5
Clarks Summit	20.000	96.100	145.829	—	—	0.80	0.8	4.80	3.4	—	—	1.70	1.8	10.70	7.9
Dalton	12.800	68.000	110.529	—	—	12.00	21.4	16.00	16.9	—	—	15.00	28.3	24.00	27.7
Dickson City	28.250	82.650	140.629	—	—	4.00	5.1	8.00	6.0	3.50	14.1	12.00	17.0	24.50	21.1
Dunmore	20.000	68.000	117.729	—	—	—	—	4.00	3.5	—	—	—	—	9.00	8.3
Jermyn	15.700	95.500	140.929	—	—	—	—	4.00	2.9	—	—	21.60	29.2	30.60	27.7
Jessup	20.500	68.000	118.229	—	—	—	—	4.00	3.5	—	—	—	—	9.00	8.2
Mayfield	14.299	77.130	121.159	—	—	5.00	6.9	9.00	8.0	4.00	38.8	10.63	16.0	23.63	24.2
Moosic	15.000	78.700	123.429	—	—	3.50	4.7	7.50	6.5	—	—	11.30	16.8	20.30	19.7
Moscow	12.000	84.530	126.259	—	—	—	—	4.00	3.3	—	—	25.93	44.2	34.93	38.2
Old Forge	10.600	68.000	108.329	—	—	12.00	21.4	16.00	17.3	—	—	15.00	28.3	24.00	28.5
Olyphant	—	77.130	106.859	—	—	5.00	6.9	9.00	9.2	—	—	10.63	16.0	19.63	22.5
Taylor	4.000	68.000	101.729	—	—	12.00	21.4	16.00	18.7	-4.00	-50.0	15.00	28.3	20.00	24.5
Throop	9.000	57.500	96.229	—	—	4.00	7.5	8.00	9.1	—	—	10.30	21.8	19.30	25.1
Vandling	11.250	92.640	133.619	—	—	10.62	12.9	14.62	12.3	2.00	21.6	16.39	21.5	27.39	25.8
TOWNSHIPS:															
Abington	4.300	96.100	130.129	—	—	0.80	0.8	4.80	3.8	-0.10	-2.3	1.70	1.8	10.60	8.9
Benton	2.050	78.700	110.479	—	—	—	—	4.00	3.7	—	—	—	—	9.00	8.8
Carbondale	10.250	78.700	118.679	—	—	3.50	4.7	7.50	7.3	1.00	95.2	11.30	16.8	21.30	23.9
Clifton	9.500	78.700	117.929	—	—	3.50	4.7	7.50	6.8	—	—	11.30	16.8	20.30	20.8
Covington	5.700	82.500	117.929	—	—	—	—	4.00	3.5	-4.55	-44.4	8.50	11.5	12.95	12.3
Elmhurst	3.000	92.640	125.369	—	—	10.62	12.9	14.62	13.2	—	—	16.39	21.5	25.39	25.4
Fell	11.000	68.000	108.729	—	—	—	—	4.00	3.8	1.00	10.0	—	—	10.00	10.1
Glenburn	6.850	78.700	115.279	—	—	3.50	4.7	7.50	7.0	—	—	11.30	16.8	20.30	21.4
Greenfield	4.450	96.100	130.279	—	—	0.80	0.8	4.80	3.8	—	—	1.70	1.8	10.70	8.9
Jefferson	6.000	78.700	114.429	—	—	3.50	4.7	7.50	7.0	—	—	11.30	16.8	20.30	21.6
La Plume	10.000	92.640	132.369	-2.00	-16.7	10.62	12.9	12.62	10.5	-4.00	-28.6	16.39	21.5	21.39	19.3
Madison	7.000	92.640	129.369	—	—	10.62	12.9	14.62	12.7	—	—	16.39	21.5	25.39	24.4
Newton	7.000	92.640	129.369	—	—	10.62	12.9	14.62	12.7	—	—	16.39	21.5	25.39	24.4
North Abington	10.500	78.700	118.929	1.00	10.5	3.50	4.7	8.50	7.7	3.00	40.0	11.30	16.8	23.30	24.4
Ransom	11.000	68.000	108.729	—	—	—	—	4.00	3.8	2.00	22.2	—	—	11.00	11.3
Roaring Brook	8.500	92.640	130.869	—	—	10.62	12.9	14.62	12.6	0.50	6.3	16.39	21.5	25.89	24.7
Scott	14.000	78.700	122.429	—	—	3.50	4.7	7.50	6.5	7.80	125.8	11.30	16.8	28.10	29.8
South Abington	2.300	78.700	110.729	—	—	3.50	4.7	7.50	7.3	—	—	11.30	16.8	20.30	22.4
Spring Brook	2.450	96.100	128.279	—	—	0.80	0.8	4.80	3.9	—	—	1.70	1.8	10.70	9.1
Thornhurst															
West Abington															

See Footnotes on Last Page.

EXHIBIT II
Lackawanna County
 County, Municipal, and School District Gross Real Estate Tax Levies—2001 ^{1/}

Municipalities Arranged by School District ^{2/}	Year 2001 Gross Real Estate Tax Levies				Percentage Change 2000 to 2001				Percentage Change 1996 to 2001			
	County	Municipal	Sch. Dist.	Total	County	Municipal	Sch. Dist.	Total	County	Municipal	Sch. Dist.	Total
	\$	\$	\$	\$	%	%	%	%	%	%	%	%
<u>Abington Heights</u>												
Clarks Green Borough	425,209	128,724	1,325,001	1,878,934	15.9	0.3	13.3	12.9	42.4	-0.7	20.6	23.1
Clarks Summit Borough	1,265,331	627,786	3,942,922	5,836,039	16.3	10.0	13.7	13.8	48.7	2.0	26.0	27.0
Abington Township	642,340	243,071	2,001,608	2,887,019	17.6	1.8	14.9	14.3	50.7	27.8	27.7	32.2
Glenburn Township	345,487	34,863	1,076,579	1,456,929	17.3	1.5	14.6	14.9	54.8	7.9	31.1	35.4
Newton Township	545,826	183,599	1,700,859	2,430,284	18.4	-14.6	15.8	13.3	57.7	-21.5	33.6	31.1
North Abington Township	226,749	53,390	706,577	986,716	16.4	0.7	13.8	13.6	50.7	5.1	27.7	30.7
Ransom Township	276,404	65,082	861,308	1,202,794	12.7	-2.5	10.2	10.0	42.9	-0.4	21.1	24.0
South Abington Township	2,193,889	627,262	6,836,418	9,657,569	14.9	-0.5	12.4	12.0	50.8	11.7	27.7	31.0
<u>Carbondale Area</u>												
Carbondale City ^{HB/}	1,211,539	1,017,586	3,362,069	5,591,194	15.0	-0.5	-0.5	2.5	42.1	-0.9	10.4	13.5
Fell Township	406,905	78,016	1,129,179	1,614,100	17.5	1.7	1.7	5.2	43.5	-44.4	11.6	12.4
<u>Dunmore</u>												
Dunmore Borough	2,430,488	2,309,550	6,756,965	11,497,003	16.2	0.5	5.7	6.6	44.5	15.0	17.9	22.0
<u>Lakeland</u>												
Jermyn Borough	250,067	168,229	571,979	990,275	16.0	0.4	0.4	3.9	45.0	1.1	1.1	9.4
Mayfield Borough	267,775	184,646	612,483	1,064,904	16.1	0.5	0.5	4.0	44.9	1.0	1.0	9.3
Carbondale Township	206,494	97,241	472,315	776,050	16.6	0.9	0.9	4.7	47.2	2.6	2.6	11.6
Greenfield Township	434,015	160,588	992,725	1,587,328	19.8	3.6	3.6	7.6	67.6	28.5	16.8	28.7
Scott Township	1,080,268	399,705	2,470,903	3,950,876	17.7	1.9	1.9	5.8	51.1	28.8	5.4	17.2
<u>Mid Valley</u>												
Dickson City Borough	1,722,005	741,412	3,938,752	6,402,169	16.7	1.0	22.6	18.1	88.3	31.3	68.5	67.7
Olyphant Borough	936,101	333,767	2,141,149	3,411,017	17.4	1.6	23.4	19.2	54.5	7.7	38.2	38.4
Throop Borough	701,674	94,408	1,604,944	2,401,026	12.9	-2.2	18.7	16.0	29.9	-54.7	16.2	12.7
<u>North Pocono</u>												
Moscow Borough	344,595	173,866	912,219	1,430,680	17.9	2.0	6.8	8.6	58.9	10.8	29.4	32.6
Clifton Township	837,236	57,732	2,216,349	3,111,317	13.7	-1.6	3.0	5.6	26.8	72.6	3.2	9.5
Covington Township	952,539	328,414	2,521,579	3,802,532	16.4	0.8	5.4	7.6	48.2	11.5	20.7	25.7
Elmhurst Township	130,415	41,674	345,238	517,327	19.0	3.0	7.7	9.9	63.6	14.1	33.2	37.8
Jefferson Township	649,913	149,748	1,720,462	2,520,123	17.3	1.5	6.2	8.5	47.8	3.1	20.4	25.1
Thornhurst Township	330,007	25,531	873,602	1,229,140	15.2	-0.3	4.3	6.9	46.7	2.3	19.4	25.2
Madison Township	409,531	82,652	1,084,118	1,576,301	19.4	3.3	8.2	10.6	62.1	13.0	32.0	37.4
Roaring Brook Township	413,658	146,099	1,095,045	1,654,802	17.7	12.6	6.6	9.7	47.1	43.6	19.8	27.6
Spring Brook Township	464,317	218,654	1,229,150	1,912,121	19.3	3.3	8.1	10.0	61.2	153.8	31.2	45.9
<u>Old Forge</u>												
Old Forge Borough	1,403,839	566,649	3,991,568	5,962,056	17.6	1.7	1.7	5.1	48.2	3.3	49.0	42.8
<u>Riverside</u>												
Moosic Borough	1,672,528	804,469	4,339,223	6,816,220	29.5	12.1	19.9	21.1	101.1	94.6	62.6	74.2
Taylor Borough	1,059,284	—	2,748,217	3,807,501	23.5	—	14.3	16.7	57.1	—	27.1	34.2
<u>Scranton City</u>												
Scranton City ^{HB/3/}	11,181,466	12,861,045	30,660,431	54,702,942	15.6	-0.4	0.1	2.8	41.2	29.9	25.9	29.7
<u>Valley View</u>												
Archbald Borough	1,221,072	665,383	3,922,473	5,808,928	16.3	0.6	0.6	3.6	49.0	3.9	34.3	32.6
Blakely Borough	1,008,083	—	3,238,284	4,246,367	15.0	—	-0.5	2.8	45.3	—	30.9	34.1
Jessup Borough	636,895	336,344	2,045,912	3,019,151	18.4	2.5	2.5	5.5	52.9	6.6	37.7	36.1

See Footnotes on Last Page.