

# Local Property Tax (LPT)

## Valuation for 2026 to 2030 – Technical Paper

LPT is a self-assessed tax charged on the market value of residential properties in the State and is collected by Revenue. Revenue produces online valuation guidance to assist property owners to value their properties. This report presents the methodology used to create this guidance as well as key trends in property valuations and other LPT related information.



**Total LPT Properties**

**2.1m**



**Exemptions**

**37,371**



**Remaining Liable Properties**

**2.05m**



**Local Authority/AHB Owned Properties**

**209,230**

**€566m**

Potential LPT yield in 2025, if no rate adjustments were applied by Local Authorities



**€611m**

Estimated LPT yield from current properties based on the 2026-2030 bands and rates, if no rate adjustments were applied by Local Authorities. An estimated **4%** of properties would move up one band

These estimates are based on Revenue's approach to modelling valuations for the revised 2026-2030 structure. The actual LPT yield will depend on the self-assessed valuations of property owners, the Local Adjustment Factor decisions of Local Authorities, the number of new or previously exempt properties becoming liable as well as the uptake of deferrals and exemptions for future years.

Revenue is committed to assisting property owners to value their property as accurately and as easily as possible. The [online valuation guidance tool](#) is the primary method for this. In 2021, 92% of owners returned the same valuation or just one band higher or lower than the Revenue guidance. It is expected that 2025 should follow a similar pattern.

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# 1. Introduction

Local Property Tax (LPT) was introduced in 2013. LPT is a self-assessed tax charged on the market value of residential properties in the State and is collected by Revenue.

Properties were originally valued for LPT purposes, by their owners under self-assessment, on 1 May 2013. This value formed the basis for the LPT charge for the years 2013 to 2021 inclusive.

Subsequently, under the [Finance \(Local Property Tax\) \(Amendment\) Act 2021](#), a new structure and rates for LPT for 2022 onwards was introduced. Under this regime, properties were valued by their owners under self-assessment, on 1 November 2021. This value formed the basis for the LPT charge for the years 2021 to 2025 inclusive.

The [Finance \(Local Property Tax\) \(Amendment\) Act 2025](#) introduces a new structure and rates for LPT from 2026 onwards. LPT for the years 2026 to 2030 will be based on 1 November 2025 self-assessed values.

The number of bands will remain at 20 for 2026 onwards but with some structural alterations:

- All valuation bands will be widened by 20 per cent. Band 1 includes values from €1 to €240,000 and Band 2 includes values in the range €240,000 to €315,000. All subsequent bands increase in increments of €105,000.
- The fixed charges for Bands 1 & 2 will be increased: from €90 to €95 for Band 1, and from €225 to €235 for Band 2.
- The basic rate of LPT is to be decreased from 0.1029 per cent to 0.0906 per cent, which will apply on properties valued up to €1.26 million.
- For properties in Bands 3-11, charges are calculated by applying the base rate of 0.0906 per cent to the band's midpoint value. This will result in an increase in base LPT charges, as midpoints increase because of band widening.
- Properties in Bands 12-19 (between €1.26 million and €2.1 million) are charged at 0.0906 per cent on the first €1.26 million, with a subsequent 0.25 per cent on the balance of midpoint value in excess of €1.26 million.
- Properties in Band 20 (over €2.1 million) are charged on actual property values as before (0.0906 per cent on first €1.26 million and 0.25 per cent between €1.26 million and €2.1 million and 0.3 per cent on the value over €2.1 million).

The formulae on the following page show the calculation of LPT liability for Bands 3 and above, as set out in the Act.

Where a relevant residential property falls into any of the Bands **3 to 11**, the amount of the LPT to be charged in respect of the chargeable value of that property shall be the amount represented by A in the Formula (i).

$$A=B*C \quad (i)$$

where

*B is the mid-point of the valuation band into which the chargeable value (rounded down to the nearest euro) of the property falls, and*

*C is 0.0906 per cent.*

Where a relevant residential property falls into any of the Bands **12-19** (between €1.26 million and €2.1 million), the amount of the LPT to be charged in respect of the chargeable value of that property shall be the amount represented by A in the Formula (ii).

$$A=(B*C) +[(D-B) *E] \quad (ii)$$

where

*B is €1,260,000,*

*C is 0.0906 per cent,*

*D is the mid-point of the valuation band specified into which the chargeable value (rounded down to the nearest euro) of the property falls, and*

*E is 0.0025.*

Where the chargeable value of a relevant residential property **exceeds €2.1million** (i.e., it falls into band 20) the amount of the LPT to be charged in respect of the chargeable value of that property shall be the amount represented by A in the Formula (iii).

$$A=(B*C) +[(D-B) *E] +(F*G) \quad (iii)$$

where

*B is €1,260,000,*

*C is 0.0906 per cent,*

*D is €2,100,000,*

*E is 0.0025,*

*F is that part of the chargeable value of the property that exceeds €2,100,000, and*

*G is 0.003.*

LPT for 2026-2030 will be based on self-assessed valuations of properties on 1 November 2025.

Revenue has produced an estimated distribution of the main LPT register of properties under the 2026-2030 LPT valuation bands set by Government.

This paper focuses on the valuation aspects of LPT: valuations returned in 2021, property price trends since then and Revenue's approach to modelling valuations for the revised 2026-2030 structure. The potential impact on LPT yield is also considered.<sup>1</sup>The annual Residential Property Price Index (RPPI) to 2024, published by the CSO in February 2025, was the most timely RPPI available to Revenue on which these estimates could be accurately prepared. This enabled Revenue to make the necessary technical and administrative changes to implement the new structure in advance of the valuation date of 1 November 2025.

It should be noted that the analysis to update property values uses highly aggregated data (regional RPPIs, single value for all properties within a band, etc).

**With the available data, it is not possible to fully capture the complexity of the property stock in Ireland and the extent of price changes since 2021.**

Full statistics on the operation of LPT to date are published quarterly on Revenue.ie.<sup>2</sup>

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<sup>1</sup> A similar report, outlining the approach adopted in 2021, is available at <https://www.revenue.ie/en/corporate/documents/research/lpt-valuation-technical-paper.pdf>

<sup>2</sup>See <https://www.revenue.ie/en/corporate/information-about-revenue/statistics/local-property-tax/index.aspx>.

## 2. 2021 Valuations

Table 1 shows the distribution of the 2.1 million properties currently on Revenue's LPT register based on their 2021 valuation band. The median liable property is in the second valuation band (€200,001 to €262,500).

Table 1: LPT 2021 - 2025<sup>3</sup>

LPT Valuation Band €	Total Properties Count	Number of Properties LPT Exempt	Total Liable Property Count	Deferred Properties
1: €0-€200,000	830,779	30,730	800,049	5,281
2: €200,001-€262,500	402,151	1,891	400,260	2,946
3: €262,501-€350,000	381,249	2,010	379,239	2,582
4: €350,001-€437,500	201,802	1,050	200,752	1,165
5: €437,501-€525,000	106,254	604	105,650	547
6: €525,001-€612,500	52,724	288	52,436	291
7: €612,501-€700,000	35,258	190	35,068	170
8: €700,001-€787,500	21,620	131	21,489	107
9: €787,501-€875,000	16,768	88	16,680	64
10: €875,001-€962,500	10,313	74	10,239	36
11: €962,501-€1,050,000	6,979	60	6,919	14
12: €1,050,001-€1,137,500	4,096	24	4,072	15
13: €1,137,501-€1,225,000	3,616	29	3,587	13
14: €1,225,001-€1,312,500	2,608	15	2,593	<10
15: €1,312,501-€1,400,000	1,883	10	1,873	<10
16: €1,400,001-€1,487,500	1,081	6	1,075	<10
17: €1,487,501-€1,575,000	1,420	12	1,408	<10
18: €1,575,001-€1,662,500	946	4	942	<10
19: €1,662,501-€1,750,000	1,173	20	1,153	<10
20: Over €1.75 million	4,162	135	4,027	11
<b>Total</b>	<b>2,086,882</b>	<b>37,371</b>	<b>2,049,511</b>	<b>13,270</b>

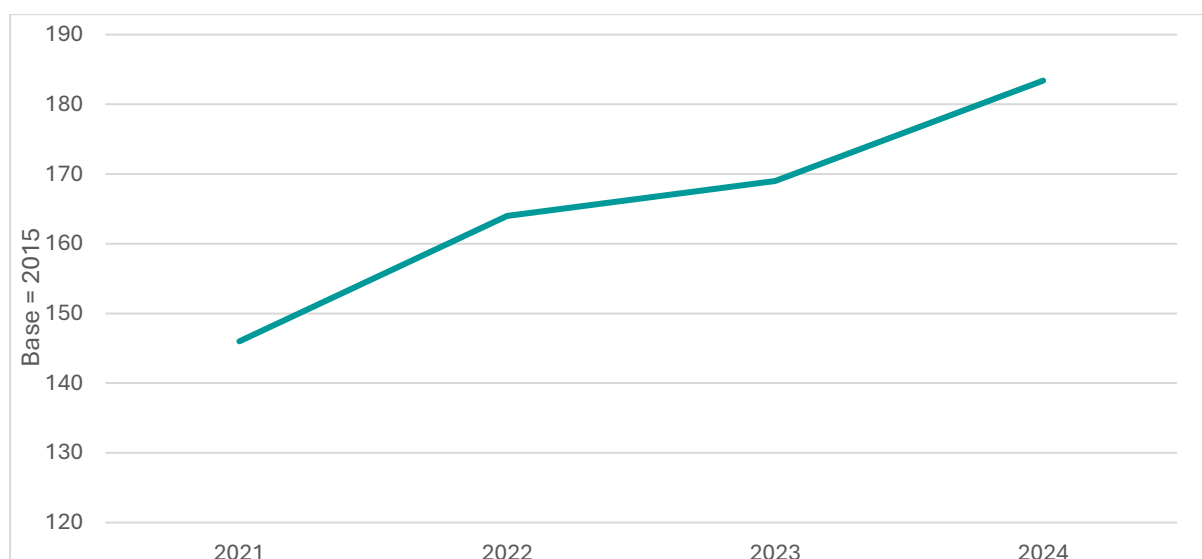
<sup>3</sup> A revenue estimate is applied where a 2021 return is outstanding. Total liable property count includes deferred properties.

### 3. Property Price Trends

Property prices have increased since November 2021, with significant variations in growth across the country. According to the CSO Residential Property Price Index (RPPI), the national average property price increase from 2021 to 2024 was 26%.

As Figure 1 shows, the highest year on year increase was from 2021 to 2022 with a 12% growth, followed by 2023 to 2024 at 9% growth and 2022 to 2023 at 3% growth.

**FIGURE 1: NATIONAL PROPERTY PRICE GROWTH: 2021 TO 2024<sup>4</sup>: ALL RESIDENTIAL PROPERTIES**

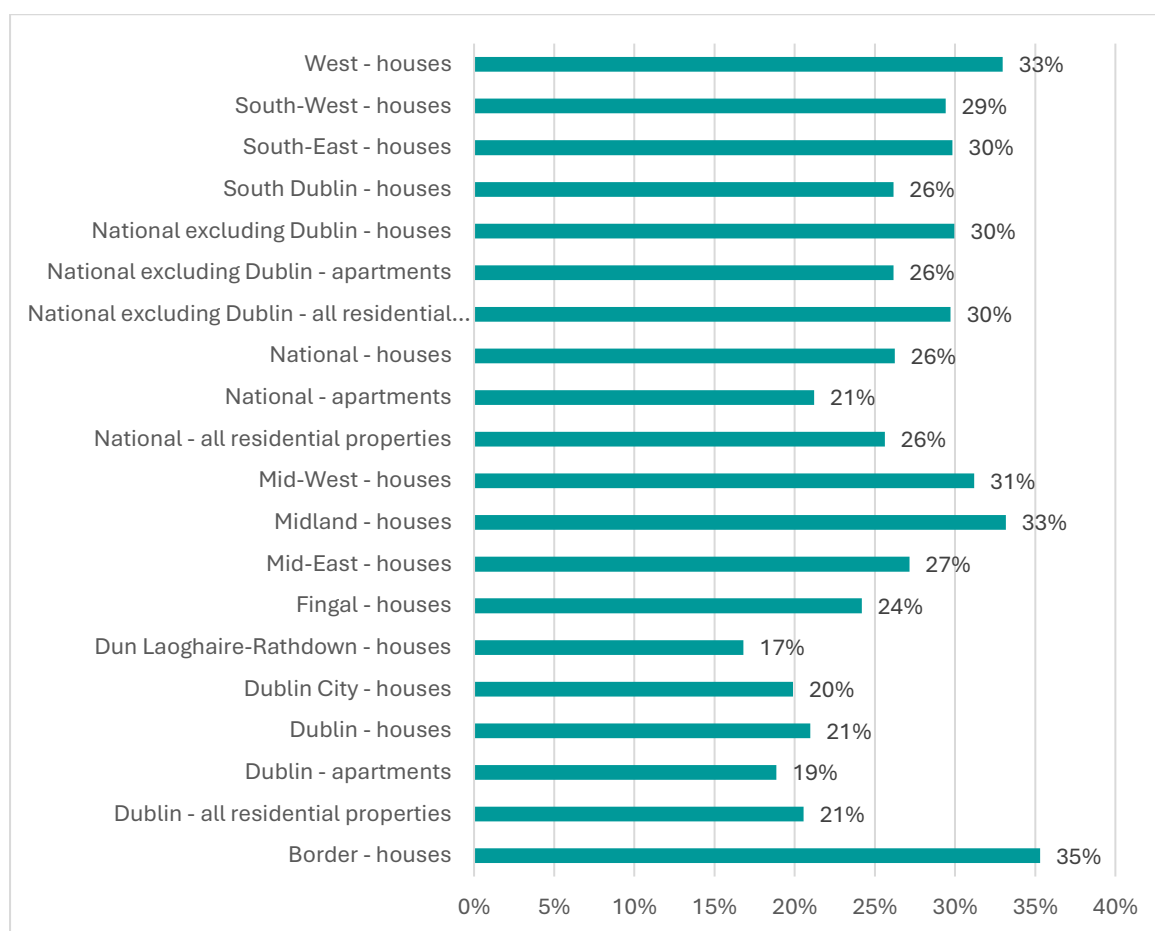


The CSO also produce a series of regional RPPIs for different areas and property types over the period, as shown in Figure 2.

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<sup>4</sup> Source CSO: HPA13

**FIGURE 2: REGIONAL RPPI GROWTH**





## 4. Local Property Tax Valuations: 2026-2030

LPT for 2026-2030 will be based on self-assessed valuations of properties on 1 November 2025. Revenue has applied a series of steps to estimate valuation bands for the main LPT register of properties under the 2026-2030 LPT structure.

The values of properties on the LPT register (the 2.1 million properties in Table 1) are rolled forward from 2021 using the CSO Residential Property Price Index (RPPI). The appropriate RPPI is applied according to the property location. Apartments are identified, where possible, based on a string search of the property address. The RPPI for Dublin/Non-Dublin apartments was applied for these properties.

The LPT return records the valuation band, rather than an actual value (except for properties over €1.75 million). To roll forward 2021 values, a precise value (rather than valuation band) is required. The median price for 2021 by band was calculated from Revenue Stamp Duty (SD) data and applied to each property according to the property's November 2021 valuation band, these values are shown in table 2.

At higher property values, the number of transactions is low and as a result the averages may be less robust. The returned valuation for Band 20 properties is used where available. The appropriate RPPI is then applied to the 2021 median stamp price to update the values to 2025, as indicated in Formula (iv).

$$A=B*(1+C) \quad (iv)$$

where

*A is the rolled forward (projected) 2025 value,*

*B is the average (median) Stamp price in 2021 by band, and*

*C is the % increase in relevant regional RPPI from 2021 to 2024*

**TABLE 2: NATIONAL AVERAGE STAMP PRICE BY LPT BAND:2021 MARKET PRICES**

<b>LPT Band</b>	<b>National Median Price: 2021</b>
0-200,000	€139,000* <sup>[1]</sup>
200,001-262,500	€232,675
262,501-350,000	€307,905
350,001-437,500	€390,000
437,501-525,000	€479,999
525,001-612,500	€570,000
612,501-700,000	€650,250
700,001-787,500	€745,000
787,501-875,000	€830,612
875,001-962,500	€920,000
962,501-1,050,000	€1,000,000
1,050,001-1,137,500	€1,100,000
1,137,501-1,225,000	€1,200,000
1,225,001-1,312,500	€1,280,000
1,312,501-1,400,000	€1,370,000
1,400,001-1,487,500	€1,450,000
1,487,501-1,575,000	€1,500,000
1,575,001-1,662,500	€1,610,000
1,662,501-1,750,000	€1,700,000
1,750,000+	€2,640,285

<sup>[1]</sup> \*A different estimate for Band 1 and 2 for the Dublin region was applied (178,000 for Band 1 and €236,500 for Band 2).

**Table 3** shows the estimated band distribution of the 2.1 million properties currently on Revenue's LPT register based on their estimated rolled up values. All properties owned by local authorities and approved housing bodies fall within Band 1.

**Table 4** shows the distribution of the 2025 property count by residential property price region.

**Table 5** presents the average price of properties by LPT band and RPPI region, after RPPI growth was applied to the property base. LA and AHB properties have been removed from the analysis.

**Table 6** gives an overview by 2021 LPT band and local authority of the estimated average increase in LPT that a property owner may be facing under the revised 2026-2030 LPT structure. The average estimated increase for a Band 1 property in Carlow is €9, the estimated average increase for a band 2 property in Fingal is €14. Due to the range of properties and to protect confidentiality, some groupings are blank due to a low number of properties within that grouping.

**Table 7** shows the estimated movement under the revised 2026-2030 LPT structure, compared to the current LPT structure.

**TABLE 3: ESTIMATED DISTRIBUTION OF 2025 PROPERTIES: 2026-2030 STRUCTURE**

LPT Band	All LPT Properties	Exempt	Total Liable Property Count	of which LA and AHB
1: € 1 - 240,000	818,856	30,684	788,172	209,230*
2: € 240,001 - 315,000	402,968	1,883	401,085	
3: € 315,001 - 420,000	387,904	2,030	385,874	
4: € 420,001 - 525,000	201,319	1,017	200,302	
5: € 525,001 - 630,000	100,929	588	100,341	
6: € 630,001 - 735,000	54,477	286	54,191	
7: € 735,001 - 840,000	38,414	225	38,189	
8: € 840,001 - 945,000	22,119	125	21,994	
9: € 945,001 - 1,050,000	18,364	118	18,246	
10: € 1,050,001 - 1,155,000	11,114	68	11,046	
11: € 1,155,001 - 1,260,000	7,732	65	7,667	
12: € 1,260,001 - 1,365,000	4,417	34	4,383	
13: € 1,365,001 - 1,470,000	3,787	29	3,758	
14: € 1,470,001 - 1,575,000	2,809	19	2,790	
15: € 1,575,001 - 1,680,000	2,248	17	2,231	
16: € 1,680,001 - 1,785,000	1,740	8	1,732	
17: € 1,785,001 - 1,890,000	1,366	12	1,354	
18: € 1,890,001 - 1,995,000	997	8	989	
19: € 1,995,001 - 2,100,000	873	12	861	
20: € 2,100,000 and above	4,449	143	4,306	
<b>Total</b>	<b>2,086,882</b>	<b>37,371</b>	<b>2,049,511</b>	

\*There are approximately 24,600 Local Authority (LA) and Approved Housing Body (AHB) properties (where identifiable) which are exempt. Exempts are excluded from the analysis in the following tables.

**TABLE 4: RPPI DISTRIBUTION: BASED ON 2025 PROPERTY COUNT AND 2026-2030 STRUCTURE**

LPT Band	Border	Dublin	Mid-East	Midlands	Mid-West	South-East	South-West	West	Total
€ 1 - 240,000	17%	12%	10%	8%	13%	11%	15%	13%	788,172
€ 240,001 - 315,000	6%	18%	13%	8%	13%	12%	18%	12%	401,085
€ 315,001 - 420,000	4%	32%	19%	4%	8%	8%	18%	8%	385,874
€ 420,001 - 525,000	0%	49%	20%	2%	5%	5%	14%	5%	200,302
€ 525,001 - 630,000	4%	61%	19%	0%	0%	4%	12%	1%	100,341
€ 630,001 - 735,000	2%	66%	14%	2%	6%	0%	1%	8%	54,191
€ 735,001 - 840,000	1%	66%	12%	1%	3%	3%	10%	5%	38,189
€ 840,001 - 945,000	1%	75%	1%	1%	3%	4%	11%	5%	21,994
€ 945,001 - 1,050,000	1%	72%	12%	1%	2%	2%	8%	3%	18,246
€ 1,050,001 - 1,155,000	1%	70%	13%	0%	2%	2%	9%	3%	11,046
€ 1,155,001 - 1,260,000	0%	74%	12%	1%	1%	2%	7%	3%	7,667
€ 1,260,001 - 1,365,000	1%	71%	14%	0%	2%	2%	7%	3%	4,383
€ 1,365,001 - 1,470,000	0%	82%	9%	0%	1%	1%	5%	2%	3,758
€ 1,470,001 - 1,575,000	0%	83%	10%	0%	0%	1%	6%	0%	2,790
€ 1,575,001 - 1,680,000	0%	79%	7%	0%	2%	1%	7%	3%	2,231
€ 1,680,001 - 1,785,000	0%	86%	6%	0%	1%	0%	4%	2%	1,732
€ 1,785,001 - 1,890,000	0%	88%	5%	0%	1%	1%	3%	2%	1,354
€ 1,890,001 - 1,995,000	0%	79%	8%	0%	1%	2%	5%	4%	989
€ 1,995,001 - 2,100,000	1%	89%	6%	0%	0%	1%	2%	0%	861
€ 2,100,000 and above	0%	87%	5%	0%	1%	1%	4%	1%	4,306
<b>Total</b>	<b>9%</b>	<b>28%</b>	<b>14%</b>	<b>6%</b>	<b>10%</b>	<b>9%</b>	<b>15%</b>	<b>10%</b>	<b>2,049,511</b>

**TABLE 5: ESTIMATED AVERAGE PROPERTY PRICE BY BAND AND RPPI REGION<sup>5</sup>**

This table can be read as follows: The average house price in the Dublin region in Band 5 is €580,437, whilst the average price for properties in Band 20 in the South-West region is €3m.

LPT Band	Border	Dublin	Mid-East	Midlands	Mid-West	South-East	South-West	West
1: € 1 - 240,000	186,248	216,253	177,747	184,428	181,426	180,128	179,767	183,509
2: € 240,001 - 315,000	310,648	288,518	294,340	306,720	303,564	299,906	299,560	307,363
3: € 315,001 - 420,000	409,822	375,415	388,301	402,083	399,804	395,397	395,419	404,639
4: € 420,001 - 525,000	460,695	473,803	491,900	510,787	505,957	500,586	500,510	511,013
5: € 525,001 - 630,000	529,851	580,437	605,400	565,440	565,937	614,928	615,366	567,246
6: € 630,001 - 735,000	651,132	687,381	717,704	641,585	633,187	677,143	676,320	640,282
7: € 735,001 - 840,000	771,765	782,957	821,067	760,225	751,155	744,839	741,281	759,710
8: € 840,001 - 945,000	879,748	892,280	883,352	867,103	856,883	847,692	844,986	867,126
9: € 945,001 - 1,050,000	1,006,250	992,079	950,128	992,364	979,027	968,792	965,978	990,792
10: € 1,050,001 - 1,155,000	1,122,304	1,096,902	1,057,555	1,106,041	1,089,963	1,080,151	1,075,690	1,104,035
11: € 1,155,001 - 1,260,000	1,239,669	1,191,007	1,171,929	1,225,606	1,208,493	1,195,592	1,190,832	1,221,476
12: € 1,260,001 - 1,365,000	1,353,014	1,301,082	1,273,644	1,332,180	1,313,739	1,298,473	1,295,571	1,329,268
13: € 1,365,001 - 1,470,000		1,412,093	1,399,728	1,455,717	1,446,531	1,427,428	1,424,200	1,460,462
14: € 1,470,001 - 1,575,000		1,513,098	1,525,182			1,557,062	1,550,097	
15: € 1,575,001 - 1,680,000	1,623,616	1,617,322	1,626,484		1,580,692	1,659,996	1,654,853	1,597,471
16: € 1,680,001 - 1,785,000		1,727,928	1,741,421		1,680,832		1,768,408	1,703,541
17: € 1,785,001 - 1,890,000		1,828,569	1,841,103		1,801,007		1,868,289	1,820,790
18: € 1,890,001 - 1,995,000		1,951,005	1,909,507		1,944,472	1,947,581	1,941,259	1,977,841
19: € 1,995,001 - 2,100,000		2,036,129	2,047,329			2,082,991	2,081,825	
20: € 2,100,000 and above	2,692,366	3,091,565	3,107,337	4,402,893	2,879,438	3,104,788	3,051,020	2,571,082

<sup>5</sup> Blank cells indicate there were <10 properties for the band and region.

**TABLE 6: ESTIMATED AVERAGE LPT CHARGE INCREASE IN 2026 BY LOCAL AUTHORITY AND BAND**

LPT Band	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Local Authority	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€	€
Carlow	9	11	17	23	26	121	127	138	134											
Cavan	9	13	20	110	121	121	119													2116
Clare	9	12	19	25	119	123	128	132	143	145	213									
Cork City	10	14	20	25	30	124	130	136	143	146	239	339	402	443	483	502	582		821	1550
Cork County	9	13	19	24	30	123	131	133	145	149	232	334	419	433	706	521	600	661	846	1696
Donegal	7	11	19	114	116	124	132	136	139	149	237									
Dublin City	9	12	19	23	27	30	36	41	47	53	66	90	127	168	225	271	321	356	407	978
Dun Laoghaire Rathdown	10	12	19	23	27	31	35	41	46	55	65	88	129	164	218	248	94	104	212	774
Fingal	14	14	19	22	26	31	37	41	47	55	69	346	389	431	479	516	335	623	592	1148
Galway City	12	15	21	25	119	126	129	132	141	148	253	339	652	714	739		564			1781
Galway County	8	12	20	25	118	123	128	134	136	149	225	358	652	671						1519
Kerry	8	12	19	25	29	123	126	134	153	160	271	346		486						1593
Kildare	12	14	20	22	25	32	39	135	139	150	235	350	394	425	476	521	691	658	689	2204
Kilkenny	8	11	19	23	28	120	127	137	136	154	227	346		433						
Laois	10	12	17	21	114	122	129	138	181	139										
Leitrim	8	12	20	108	118															
Limerick	9	13	20	24	120	122	130	143	139	169	251	334	652	695						1830
Longford	7	12	20	22	121	128														
Louth	9	12	18	21	27	34	38	134	138	142	237	346								
Mayo	7	11	19	24	117	123	128	132	140	166	225									
Meath	11	14	19	20	27	33	38	133	140	147	243	346	389	421						1219
Monaghan	7	12	19	111	119	128	133	138												
Offaly	8	11	17	21	116	119	133	135	143	149										
Roscommon	8	12	19	23	119	122	130	138												
Sligo	8	13	20	114	118	121	143	136	140											
South Dublin	14	13	20	22	27	33	38	43	48	146	247	342	384	425	458	533	564	608	645	1122
Tipperary	8	11	19	25	118	121	131	133	143	149	237		652							1885
Waterford	8	13	19	24	30	120	128	136	138	144	221	346	389							1896
Westmeath	10	13	19	23	119	124	132	140	138	149										
Wexford	9	12	19	24	28	117	127	135	140	144	237	346								
Wicklow	9	13	20	23	26	31	39	133	142	149	240	361	386	430	480	528	558	600	831	1569

**TABLE 7 : BAND MOVEMENT UNDER THE 2026-2030 STRUCTURE**

Local Authority	-1	0	1	2+	Property Count
Carlow County Council	1%	96%	3%	0%	21,470
Cavan County Council	0%	95%	4%	0%	29,574
Clare County Council	0%	95%	5%	0%	51,474
Cork City Council	1%	90%	9%	0%	76,006
Cork County Council	1%	94%	5%	0%	136,291
Donegal County Council	0%	96%	3%	0%	71,581
Dublin City Council	2%	96%	2%	0%	214,490
Dun Laoghaire-Rathdown County Council	4%	94%	1%	0%	90,667
Fingal County Council	2%	94%	4%	0%	106,999
Galway City Council	0%	84%	15%	1%	30,506
Galway County Council	0%	93%	6%	0%	73,445
Kerry County Council	0%	97%	3%	0%	67,278
Kildare County Council	2%	93%	5%	0%	82,866
Kilkenny County Council	1%	95%	4%	0%	34,805
Laois County Council	1%	94%	4%	0%	29,130
Leitrim County Council	0%	97%	3%	0%	15,886
Limerick City and County Council	0%	93%	6%	0%	75,171
Longford County Council	0%	98%	2%	0%	15,568
Louth County Council	1%	96%	3%	0%	47,963
Mayo County Council	0%	97%	3%	0%	59,566
Meath County Council	2%	94%	4%	0%	71,960
Monaghan County Council	0%	95%	4%	0%	2,230
Offaly County Council	1%	96%	4%	0%	27,432
Roscommon County Council	0%	97%	2%	0%	27,875
Sligo County Council	0%	91%	9%	0%	29,245
South Dublin County Council	2%	95%	3%	0%	96,076
Tipperary County Council	0%	96%	4%	0%	60,875
Waterford City & County Council	1%	95%	4%	0%	47,256
Westmeath County Council	1%	94%	5%	0%	34,641
Wexford County Council	1%	95%	3%	0%	62,864
Wicklow County Council	2%	89%	8%	0%	53,726
<b>Overall</b>	1%	93%	4%	0%	1,864,922



## 6. Properties over €1m in Value

Using the roll forward of LPT property valuations as discussed above, there is an estimated 45,000 properties valued at over €1 million in 2024.

Of the 45,000 properties, over 5,000 are valued above €2 million, with 47% of these in Dublin City Council.

**TABLE 8: PROPERTIES VALUED OVER 1 MILLION**

Local Authority	Property Count: Over 1 million €	Of which: Properties Over 2 million €
Carlow County Council	0.1%	<10
Cavan County Council	0.1%	<10
Clare County Council	0.3%	0.3%
Cork City Council	3.1%	1.2%
Cork County Council	2.5%	2.2%
Donegal County Council	0.2%	<10
Dublin City Council	31.6%	47.0%
Dun Laoghaire-Rathdown County Council	28.2%	27.1%
Fingal County Council	13.6%	9.5%
Galway City Council	1.2%	0.7%
Galway County Council	0.7%	0.4%
Kerry County Council	0.5%	0.5%
Kildare County Council	2.4%	1.7%
Kilkenny County Council	0.5%	0.4%
Laois County Council	0.1%	<10
Leitrim County Council	<10	<10
Limerick City and County Council	0.8%	0.7%
Longford County Council	<10	<10
Louth County Council	0.4%	0.5%
Mayo County Council	0.2%	<10
Meath County Council	1.6%	1.1%
Monaghan County Council	0.1%	<10
Offaly County Council	0.1%	<10
Roscommon County Council	0.0%	<10
Sligo County Council	0.3%	<10
South Dublin County Council	4.5%	1.4%
Tipperary County Council	0.3%	0.4%
Waterford City & County Council	0.6%	0.4%
Westmeath County Council	0.2%	0.2%
Wexford County Council	0.4%	0.3%
Wicklow County Council	5.4%	3.3%
<b>Property Totals</b>	<b>44,699</b>	<b>5,233</b>

## 7. Valuation Guidance

LPT is a self-assessment tax. Property owners are best placed to determine the value of their own property. There are several information sources available to assist owners in determining the valuation band of their property. These include the property price register, information from estate agents, average sale prices from the CSO, average asking prices such as from daft.ie or myhome.ie and the CSO's House Prices by Eircode routing key application. Owners also have the option to seek a professional valuation.

To supplement these sources and to assist property owners, in 2021 Revenue provided an online interactive guide to average property values. This was based on the estimated average valuation bands by electoral divisions derived from the valuation model in use at the time.

This valuation guidance map was widely accessed and proved very useful to property owners. For 2021 valuations, 65% of property owners self-assessed the same LPT valuation band as the Revenue guidance, 22% returned a lower band. Of those 22%, 17% reduced their valuation band by 1 band, 3% by 2 bands and 2% by more than 3 bands. On the other hand, 13% of homeowners returned a higher band (10% increased by 1 band, 2% by 2 and 1% by 3 or more). Therefore, in total, 92% owners returned the same valuation or one band higher or lower than the Revenue guidance.

To continue to support property owners in LPT valuation, an updated valuation guidance map has been prepared based on the updated 2026-2030 valuation bands as described in this paper. Similar to 2021, this guidance uses granular "Small Areas" and assigns an average LPT band to each area.

Small Areas are a geographic concept compiled by the National Institute of Regional and Spatial Analysis (NIRSA) on behalf of the Ordnance Survey Ireland (OSi) and in consultation with the CSO. They were designed as the lowest level of geography for the compilation of statistics in line with data protection guidelines.

There are around 18,900 Small Areas in Ireland, usually with 50 to 200 properties in each. The guidance is based on gathering all the properties identified within a Small Area and calculating their average valuation band, using the estimated 2026-2030 valuation bands.

To identify a property's location with accuracy requires an exact location from either an Eircode or a geo-code (longitude / latitude coordinates).

Over 85% of properties in Revenue's LPT register for 2025 have either an Eircode or geo-code (or both). These properties are then allocated to their Small Area using data sourced from GeoDirectory. To ensure the map reflects as accurate LPT averages as possible, a combination of LPT and Stamps data was used. Over 50% of the small areas were derived (10,900) using LPT data and where the number of properties within the small area was greater than 9. A further 7,400 small areas were derived using the latest Stamp duty prices available for that small area, with the property count set to 4 or more properties. The remaining small areas LPT bands were assigned using the average LPT band for the local authority. This was done if the number of properties in a small area was less than 9.

Properties that were exempt as well as local authorities and approved housing bodies (where identifiable) were removed for the purposes of completing the map.

## Revenue Estimates

LPT is a self-assessment tax, with each property owner responsible for valuing their property. However, a “Notice of Estimate” is an estimated valuation band that is applied to each property by Revenue until displaced by an owner’s valuation when a return is filed.

These Revenue estimates for most properties, are consistent with the roll forward of 2021 LPT valuation bands to projected 2024 values based on the process outlined in Section 4.

Exceptions to this approach include the following:

- The consideration (actual sales value) according to Stamp Duty returns is used for properties sold between 2021 and June 2025. There are 175,410 such properties. Analysis of the roll forward valuations compared with actual sales values shows that 110,160 are valued at the same estimated valuation band, 22,270 are valued at a lower band and 42,980 are valued in a higher band. Larger multi-unit sales under a single Stamp Duty conveyance and non-market transactions, where these are identifiable as such, are excluded from this approach.
- No estimate is raised for Local Authority owned properties as these are automatically applied to band 1. The same applies to properties owned by Approved Housing Bodies that are readily identifiable within the LPT register.

The valuation guidance for 2026-2030 values is available on Revenue.ie at:

<https://lpt.revenue.ie/lpt-web/portal-access/valuation-guide>

## 8. Yield

The yield estimates below do not take into consideration the effect of Local Adjustment Factor (LAF) decisions that are at the discretion of Local Authorities. Currently Local Authorities have discretion to adjust the LPT rate collected in their areas up or down by 15 per cent. From 2027 Local Authorities will be allowed to vary the LPT upward by up to 25 per cent and downwards by up to 15 percent

**Table 9** shows the estimated yield from current properties based on the 2026-2030 structure, if no rate adjustments were applied by Local Authorities.

**TABLE 9: ESTIMATED YIELD BY BAND 2026-2030 LPT STRUCTURE**

LPT Band	LPT Charge	Projected Yield	Liability Distribution	Property Distribution 2,049,511 properties
1: € 1 - 240,000	95	74.88	12.26%	38.46%
2: € 240,001 - 315,000	235	94.25	15.43%	19.57%
3: € 315,001 - 420,000	333	128.50	21.03%	18.83%
4: € 420,001 - 525,000	428	85.73	14.03%	9.77%
5: € 525,001 - 630,000	523	52.48	8.59%	4.90%
6: € 630,001 - 735,000	618	33.49	5.48%	2.64%
7: € 735,001 - 840,000	713	27.23	4.46%	1.86%
8: € 840,001 - 945,000	808	17.77	2.91%	1.07%
9: € 945,001 - 1,050,000	903	16.48	2.70%	0.89%
10: € 1,050,001 - 1,155,000	998	11.02	1.80%	0.54%
11: € 1,155,001 - 1,260,000	1,094	8.39	1.37%	0.37%
12: € 1,260,001 - 1,365,000	1,272	5.58	0.91%	0.21%
13: € 1,365,001 - 1,470,000	1,535	5.77	0.94%	0.18%
14: € 1,470,001 - 1,575,000	1,797	5.01	0.82%	0.14%
15: € 1,575,001 - 1,680,000	2,060	4.60	0.75%	0.11%
16: € 1,680,001 - 1,785,000	2,322	4.02	0.66%	0.08%
17: € 1,785,001 - 1,890,000	2,585	3.50	0.57%	0.07%
18: € 1,890,001 - 1,995,000	2,847	2.82	0.46%	0.05%
19: € 1,995,001 - 2,100,000	3,110	2.68	0.44%	0.04%
20: € 2,100,000 and above	6,202*	26.71	4.37%	0.21%
<b>Total</b>		<b>610.89</b>	<b>100%</b>	<b>100%</b>

\*\*Average liability based on  $(0.000906 \times 1,260,000 + 0.0025 \times (2,100,000 - 1,260,000) + 0.003 \times (\text{returned valuation} - 2,100,000))$

## 9. Testing and Further Work

A series of testing exercises was applied to the valuations to ensure the modelling approach had worked as intended. Testing was done before finalised files for Revenue Estimates and valuation guidance were shared with Revenue's ICT and LPT areas and with GIS mapping partners (OSI and Esri Ireland).

- A random selection of 150 rolled forward valuations were individually spot checked.
- A further 50 or so Small Area averages across Ireland were reviewed to sense check their results for properties within them.
- Comparing 2021 valuations against estimated 2024 values, cases with changes of more than 1 band (either direction) under the new structure were identified and 80 were reviewed at random. In addition, comparisons were carried on LPT bands rolled forward from 2021 prices to 2024 prices against the most recent stamp duty data. Checks were carried out on properties with 5 or less of a band difference and these were incorporated into the analysis. Checks were also carried out against stamp duty returns, with 110,160 stamp duty returns out of 175,410 stamp duty returns consistent with the model estimate. 90% of the Stamp duty returns were within 1 band of the model estimate. Whilst the median price for 2021 by band was calculated from Revenue Stamp Duty (SD) data, this was done with the caveat that, at higher property values, the number of transactions is low and as a result the averages may be less robust.
- A sample of properties that have an Eircode and can be assigned to a Small Area were taken. Four small areas were chosen and properties within that area that have a 2026-2030 valuation that is 2 bands or more above or below their Small Area average were reviewed.
- Examining side by side Small Areas with big variations (2 bands or more), samples of these were checked.
- Of the Small Areas with the highest average valuations, 10 of these were reviewed at random.
- Small Areas averages where recent Stamp Duty sales suggest a higher or lower value may be appropriate, compared to the rolled forward value, were also reviewed. This was only feasible where a reasonable number of Stamp Duty records appear in a Small Area.

The testing confirmed that, in all cases reviewed, the model logic appeared to be working as intended.

The LPT map encompasses relevant data up to July 2025. The analysis above incorporates available data up to mid -June 2025.

## 10. Conclusion

This paper summarises the process applied to estimate LPT valuations for the revised 2026-2030 LPT structure.

These valuations are being used to create the Revenue Estimates (for LPT returns) and averages by Small Area (for the valuation guidance to assist property owners in self – assessing the valuation band of their property)

As LPT remains a self-assessment tax, the valuation for each property (as well as the overall LPT yield arising) will be determined by property owners. The valuations of owners and the Local Adjustment Factor decisions of Local Authorities will determine the LPT charge for each individual property. The overall yield for LPT will also be dependent on the actual number of additional properties (new or previously exempt becoming liable) as well as the level of uptake of deferral and exemptions (for modelling purposes here, these levels were assumed to be the same as current figures).

Revenue is committed to assisting property owners to value their property as accurately and as easily as possible. Guidance on valuing your property is available on [Revenue.ie](https://revenue.ie). The online valuation guidance tool is the primary method for this. It is prepared based on the best available data, reflecting property price developments since 2021. In 2021, 92% of owners returned the same valuation or just one band higher or lower than the Revenue guidance.

It is expected that 2025 should follow a similar pattern.