

2015 Tax Roll

**St. Charles Parish
Council July 6th 2015**



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor



2015 Tax Roll Summary

- 2015 tax roll is estimated to show a decrease of roughly \$7M from 2014.
 - 5% decline in inventory values. (-15M)
 - Industrial tax exemptions reinstated retroactively (-12M)
 - *Note: No taxes were collected from these exemptions. Overall taxes collected by each district should increase.*
 - Contract expirations mitigated the loss.
- Inventory comprised 22.7% of the 2014 taxable value. In 2015, it represents an estimated 21.5% of taxable value.
- The parish-wide millage rate is expected to increase by 4.3 mills as a result of new millage proposals passed in 2015.



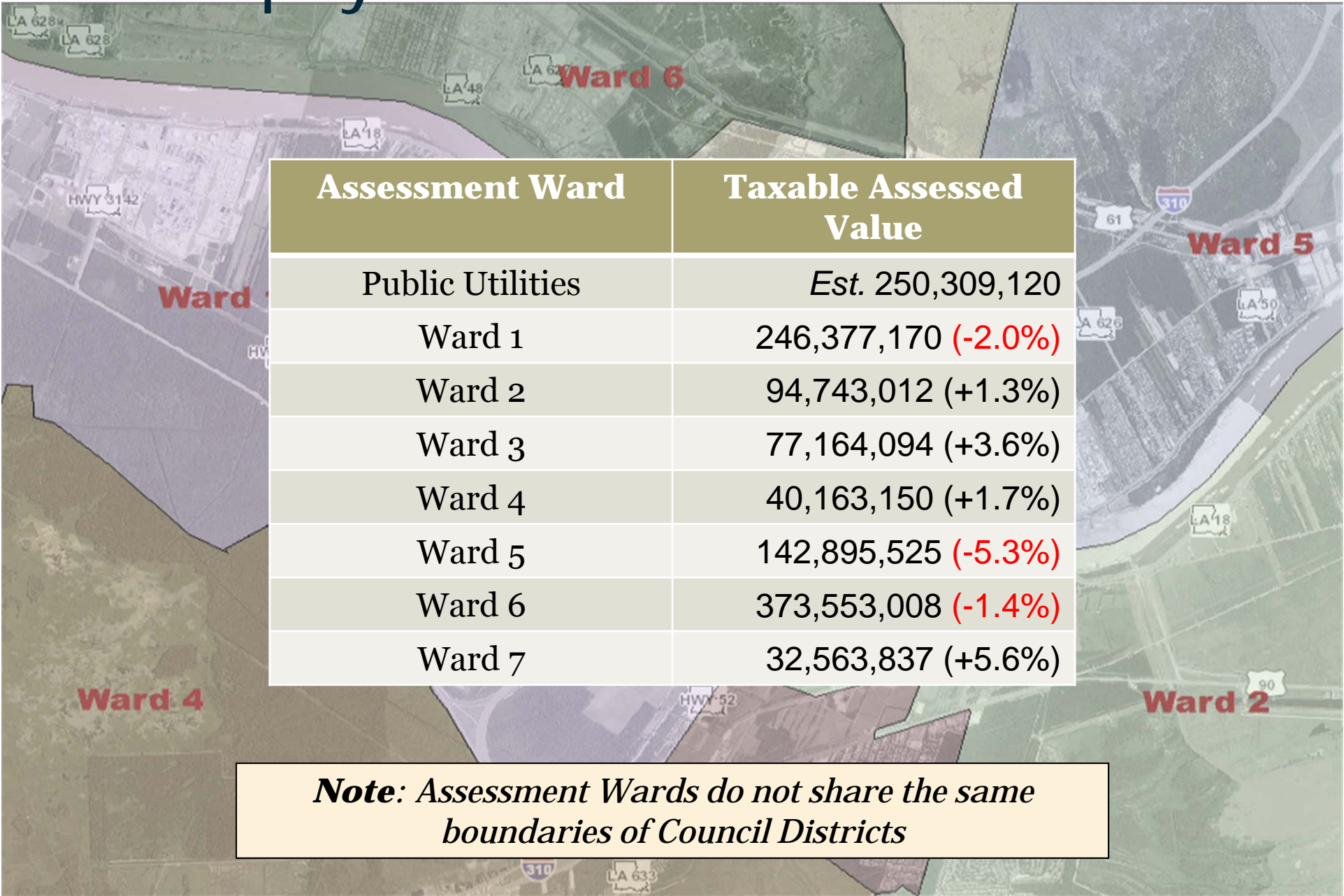


2015 Tax Roll Summary

- Total taxable assessed value (estimated):
 - \$1.257 billion
- 2014 Value: \$1.264 billion
- Looking ahead...
 - Tax roll value will remain stable or increase slightly until 2017, with a large increase in 2019.



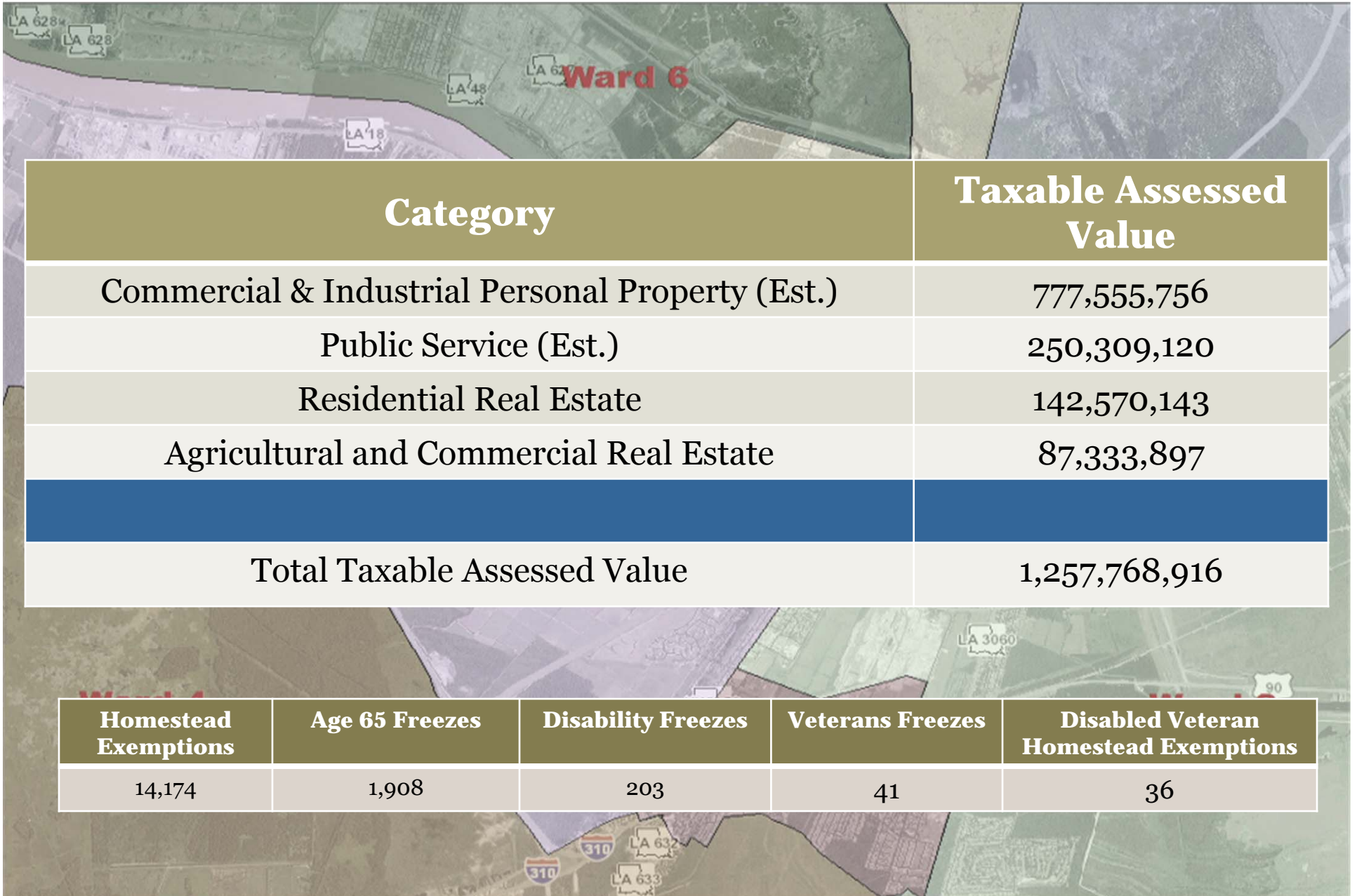
Taxpayer Profile



Assessment Ward	Taxable Assessed Value
Public Utilities	Est. 250,309,120
Ward 1	246,377,170 (-2.0%)
Ward 2	94,743,012 (+1.3%)
Ward 3	77,164,094 (+3.6%)
Ward 4	40,163,150 (+1.7%)
Ward 5	142,895,525 (-5.3%)
Ward 6	373,553,008 (-1.4%)
Ward 7	32,563,837 (+5.6%)

Note: Assessment Wards do not share the same boundaries of Council Districts

Parish Tax Profile



Category	Taxable Assessed Value
Commercial & Industrial Personal Property (Est.)	777,555,756
Public Service (Est.)	250,309,120
Residential Real Estate	142,570,143
Agricultural and Commercial Real Estate	87,333,897
Total Taxable Assessed Value	1,257,768,916

Homestead Exemptions	Age 65 Freezes	Disability Freezes	Veterans Freezes	Disabled Veteran Homestead Exemptions
14,174	1,908	203	41	36

Industrial Exemption Contracts

Year of Expiration	Original Cost Exempted
2014 (2015 Tax Roll)	\$ 216,602,155
2015 (2016 Tax Roll)	\$ 202,759,384
2016 (2017 Tax Roll)	\$ 568,939,892
2017 (2018 Tax Roll)	\$ 170,541,832
2018 (2019 Tax Roll)	\$ 1,118,329,325
2019 (2020 Tax Roll)	\$ 499,068,068
2020 (2021 Tax Roll)	\$ 274,896,457
2021 (2022 Tax Roll)	\$ 572,781,100
2022 (2023 Tax Roll)	\$ 277,629,832
2023 (2024 Tax Roll)	\$ \$2,811,505,566

Note: *When exemptions expire, the property will be 11 years into its useful life, which results in significant depreciation prior to being added to the tax roll. Depreciation is calculated according to Louisiana Tax Commission guidelines.*

Top 50 Assessments

Property Owner		Assessed Value	Property Owner		Assessed Value
1	Entergy Louisiana, Inc.	183,604,550	26	Discovery Producer Services	↑ + 11 4,526,519
2	Union Carbide Corporation	152,242,638	27	Witco Corporation	4,520,432
3	Motiva Enterprises, LLC	103,892,174	28	Shell Chemical Company	↓ - 6 4,450,361
4	Shell Chemical Company	65,192,596	29	Shell Chemical Company	4,336,255
5	Valero Marketing & Supply	62,444,004	30	Glencore, Ltd.	↑ + 12 3,970,348
6	Monsanto Company	43,762,422	31	Tri-C Resources, LLC	NEW 3,898,001
7	Valero Refining-New Orleans, LLC	43,627,815	32	Koch Nitrogen Co., LLC	↑ + 9 3,837,904
8	Motiva Enterprises, LLC	29,170,749	33	Parkway Pipeline, LLC	NEW 3,690,280
9	Occidental Chemical Corporation	21,200,989	34	Glazer's Distributors of LA	NEW 3,639,611
10	Occidental Chemical Corporation	19,237,050	35	Castex Energy, Inc.	NEW 3,387,169
11	American River Trans. Co.	17,814,550	36	Mercuria Energy Trading	3,151,852
12	Equilon Enterprises, LLC	13,085,592	37	Bengal Pipeline Company	3,127,300
13	Bunge Corporation	10,928,348	38	Dow Hydrocarbon Resources, LLC	3,018,592
14	Hexion, Inc.	9,898,379	39	Shell Trading US Company	3,010,186
15	ADM/Growmark	8,774,756	40	Owens & Minor	2,857,061
16	Shell Pipeline Company	7,919,926	41	United Rentals, Inc. #1050	2,655,509
17	Diamond Green Diesel, LLC	↑ + 10 6,945,693	42	Phillips 66 Company	↓ - 17 2,468,139
18	Shell Pipeline Company	6,746,604	43	Valero Refining- New Orleans	2,381,920
19	International Matex Tank Terminal	6,661,993	44	Davison Petroleum Supply	↓ - 8 2,372,246
20	Archer-Daniels-Midland Co.	↑ + 6 5,882,246	45	Tulane Fleeting	2,278,615
21	Occidental Chemical Corporation	5,475,904	46	Square Mile Energy, LLC	NEW 2,240,427
22	BP Products North America	↑ + 8 5,458,423	47	Grand Trunk Corp	2,238,700
23	Atlantic Trading & Marketing Inc.	5,230,995	48	Gulf South Pipeline Co., LLC	↓ - 19 1,863,992
24	Enterprise Gas Processing	5,230,995	49	Penn Maritime, Inc.	NEW 2,126,850
25	Vitol, Inc.	↓ - 6 4,701,013	50	Randa Accessories Leather Goods	NEW 1,994,095



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