

2016 Tax Roll Overview

St. Charles Parish Council

July 5th 2016



ST. CHARLES PARISH ASSESSOR'S OFFICE

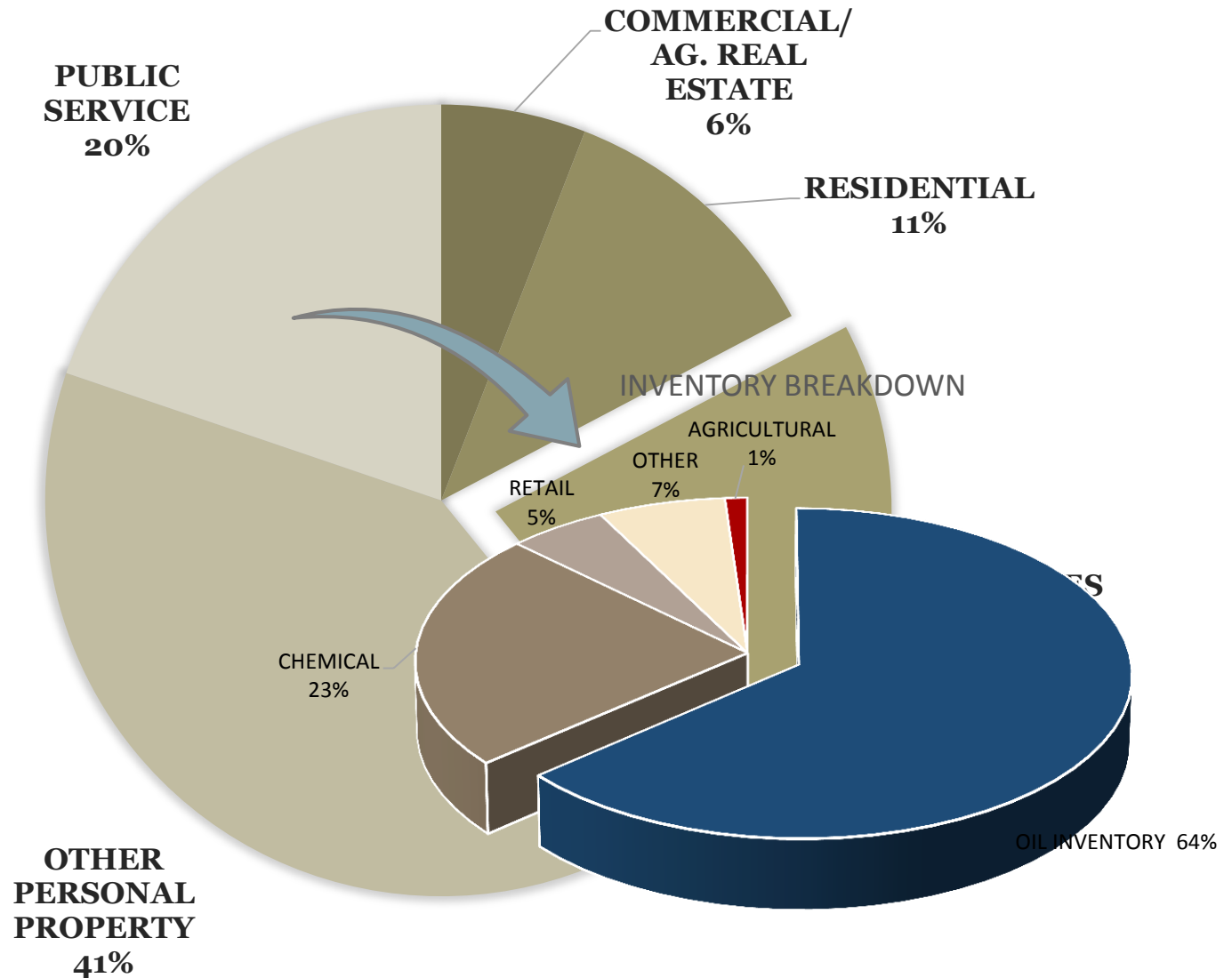
Tab Troxler, Assessor

Quick Facts - 2015 Tax Roll

- St. Charles Parish:
 - Taxable Assessed Value: 1.256 Billion (8th largest in LA)
 - Inventory Assessed Value: 286 Million (2nd largest in LA)
 - 52,780 Residents (23rd largest in LA)
- Inventory comprises **22.7%** of the parish's taxable value.
- Residential real estate **11%** of the parish's taxable value.



TAX ROLL COMPOSITION



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

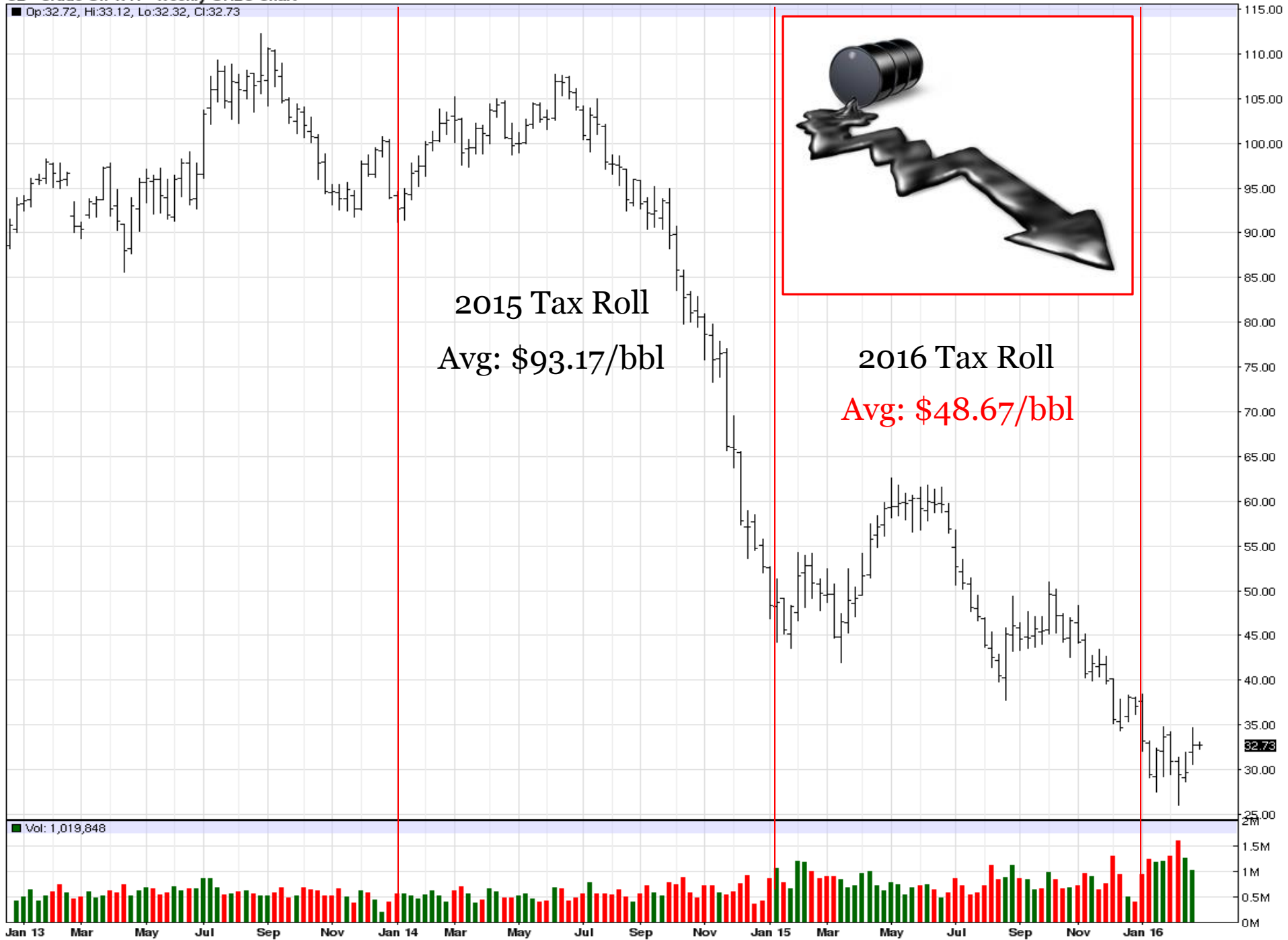
Top Inventory Assessed Value - 2015

1. Valero Marketing & Supply	62,444,004
2. Motiva Enterprises	29,068,691
3. Motiva Enterprises	28,088,528
4. Union Carbide Corporation	24,487,294
5. Equilon Enterprises	10,099,629
6. Shell Chemical	8,721,196
7. Monsanto Company	8,198,296
8. Diamond Green Diesel	6,945,693
9. Randa Accessories Leather Goods	6,081,627
10. BP Products	5,458,423
11. Atlantic Trading and Marketing	5,230,995
12. VITOL	4,701,013



CL - Crude Oil WTI - Weekly OHLC Chart

■ Op:32.72, Hi:33.12, Lo:32.32, Cl:32.73



ASSESSED VALUE – PETROLEUM INVENTORY

NAME	2015	2016	% CHANGE
VALERO MARKETING & SUPPLY COMPANY	65,333,156	30,269,470	-54%
MOTIVA ENTERPRISES, LLC	36,737,442	17,786,000	-52%
MOTIVA ENTERPRISES, LLC	32,031,378	17,785,858	-44%
MARATHON PETROLEUM COMPANY, LLC	7,805,684	2,377,644	-70%
EQUILON ENTERPRISES, LLC	7,472,139	6,350,114	-15%
VITOL, INC.	6,653,996	3,804,285	-43%
BP PRODUCTS NORTH AMERICAN	5,458,423	2,566,691	-53%
ATLANTIC TRADING & MARKETING, INC.	4,895,123	2,788,549	-43%
PHILLIPS 66 COMPANY	4,712,067	2,053,132	-56%

ASSESSED VALUE – PETROLEUM INVENTORY (cont.)

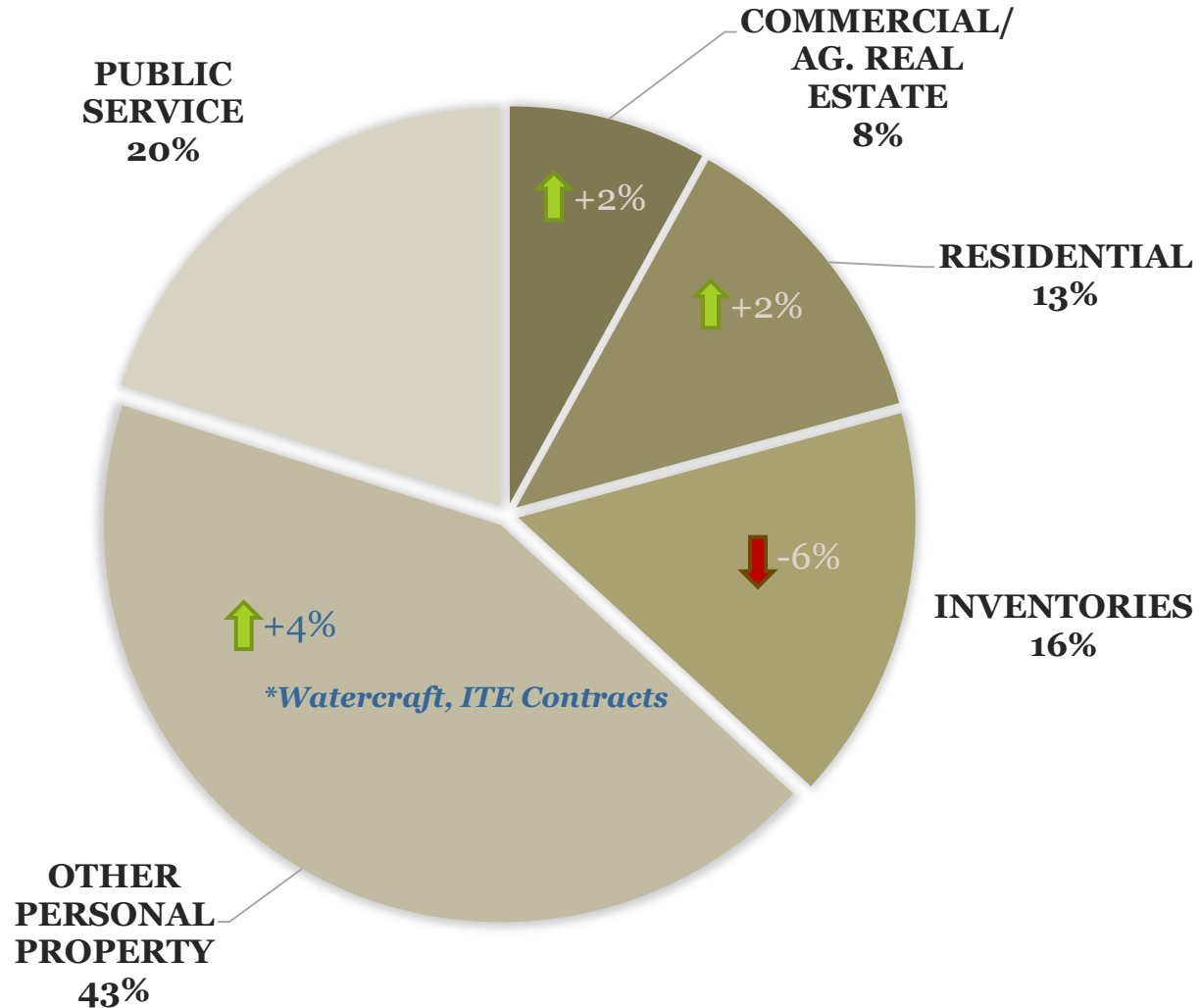
NAME	2015	2016	% CHANGE
EXXONMOBILE OIL CORPORATION	3,442,940	520,398	-85%
DAVISON PETROLEUM SUPPLY, LLC.	3,355,208	718,987	-79%
MERCURIA ENERGY TRADING, INC.	3,151,852	1,724,307	-45%
GLENCORE, LTD.	2,656,496	1,593,019	-40%
F.A.M.M. (FUEL & MARINE MARKETING)	1,812,230	56,358	-97%
VALERO MARKETING & SSUPPLY COMPANY	1,358,213	920,792	-32%
CHEVRON PRODUCTS COMPANY	1,256,759	1,082,937	-14%
JOHN W. STONE OIL DISTRIBUTOR, LLC.	791,462	82,262	-90%
TOTAL:	188,924,568	92,480,803	-52%

Quick Facts - 2016 Tax Roll

- St. Charles Parish:
 - Taxable Assessed Value: 1.235 Billion (Down 21 Million)
 - Inventory Assessed Value: 198 Million (Down 76 Million)
 - 52,780 Residents
- Inventory comprises 16% of the parish's taxable value.
 - -Down from 22.7% in 2015
- Residential real estate – 13% of the parish's taxable value.
 - -Up from 11% in 2015



PRELIM. TAX ROLL COMPOSITION 2016



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

Search by: Name

☒ List ships in view Total Number : 3

☐ List ships in fleet

C T 24H_on 1H_on R

Name	MMSI	IMO
CHARLES MARTIN	538004452	8005006
CRIMSON GEM	366984320	205520896
DIAMOND JUBILEE	235089619	9514377

→

AIS DETAILS USCG FLEET LEGEND

Name: CRIMSON GEM
 MMSI: 366984320
 IMO: 0
 Call sign: WDB9875
 Speed: 212° T 0.0 kt
 Course: 212.0
 Nav. Status: Under way using engine
 Destination: ST. LOUIS, MO.
 ETA: 08/24 12:00
 Ship Type: Towing vessel
 Dimensions: 56 x 16 meters
 Report age: 06:12:19
 Local Time: 2015-06-12 04:33:04 CDT
 UTC Time: 2015-06-12 09:33:04 UTC
 Site: Global AGG
 Lat: 29°56:50 N
 Long: 90°13:38 W
 Flag : (USA)

2015-01-01 05:00:05 UTC/2014-12-31 23:00:05 CDT

Data

29°57:20 N 90°18:49 W

- [illegible]

Watercraft

Year	Watercraft Assessed Value
2012	\$1,550,147
2013	\$4,317,347
2014	\$4,404,411
2015 *	\$8,193,676
2016	\$17,597,779

** Beginning in the 2015 tax year, our commercial department implemented vessel tracking technology to enable discovery of taxable personal property.*



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

2016 Reassessment

Article VII, Section 18(F) - LA Constitution

- Requires all property subject to taxation to be reappraised and valued at least once every four (4) years.

LA R.S. 47:1987

- All property owners will receive written notice of a value change during reassessment years.
- No action is required of homeowners during this period.

LA R.S. 47:1705(D)

- The assessor must notify the Louisiana Legislative Auditor of the new assessed valuations as soon as listing is complete, and prior to notifying the taxing districts.
- Listing of all property except public service will be complete in early summer of this year.

2016 Reassessment

SAMPLE NOTIFICATIONS



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

Date: 7/5/2016

Assessment Nbr: 2049000205B3

LASTNAME, FIRST NAME
10 ZEE ANN DR.
LULING, LA 70070-0000

Dear Property Owner:

The Louisiana Constitution requires each Assessor to reappraise every property within the Parish once every four years. 2016 is a reappraisal year. This mandate ensures that all property values are fairly updated to market value periodically and also provides for a stable tax roll without major fluctuations from year to year. In most cases, comparable sales are used to determine the value of a given area's land and buildings. Our office reviews recent sales for correctness and validity to determine land value and an appropriate price per square foot for each home. During the past year, you may have noticed our field staff photographing homes in your area. Our appraisers then evaluated each home for comparable attributes such as quality, condition and other factors which may alter the established price per square foot so that they may be accurately compared to recent sales in the area. The established values for each subdivision must meet the Louisiana Tax Commission's standards for accuracy in order for reappraisal values to be accepted for the year.

It is important to note that while the Assessor's Office determines the assessed value of all property, the Assessor's reappraisal does not determine millage rates. The 2016 millage rates will be set during public meetings of the various taxing districts of St. Charles Parish. The enclosed State-mandated "Notice of Assessment for Tax Year 2016" provides both the 2015 and 2016 assessed values of your property. Based on the 2015 tax rate, your estimated 2016 tax bill will be **\$1,293.93**.

If you have any questions about your assessment, please feel free to contact my office at 985-783-6281. You may also find additional information on our web site at www.stcharlesassessor.com or you can contact us by email at assessor@stcharlesassessor.com.

Tab Troxler
Assessor, St. Charles Parish

-- THIS IS NOT A BILL --

P.O. Box 303, 15045 River Road, Hahnville, Louisiana 70057
Phone: 985.783.6281 Fax: 985.783.6593 assessor@stcharlesassessor.com www.stcharlesassessor.com



ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

NOTICE OF ASSESSMENT FOR TAX YEAR 2016

LASTNAME, FIRSTNAME

Parish: St. Charles Parish

10 WESTBANK DR.

Parcel#: 2049000205B3

LULING LA 70070-0000

Ward: 2

Dear Property Owner:

You are receiving this notice as a result of a change in your property's assessed value during the 2015 tax year. LA RS 47:1987 requires this form to be mailed to each taxpayer in addition to other notices you have already received.

If you have any questions about your notice of assessment, please contact our residential department at 985-783-6281.

Current Year	Previous Year	Change
Land: 4,700	Land: 3,975	725
Building(s): 13,804	Building(s): 13,212	592
Homestead Exemption: 7,500	Homestead Exemption: 7,500	0
Personal Property: 0	Personal Property: 0	0
Total Fair Market Value: 185,040	Total Fair Market Value: 171,870	13,170
Total Assessed Value: 18,504	Total Assessed Value: 17,187	1,317

**THIS IS NOT A TAXBILL.
IT IS FOR INFORMATIONAL PURPOSES ONLY.**

All land is assessed at 10% of fair market value. The only exception is property of three or more acres determined by the assessor to be eligible for a land use designation. That value is set by the State.

All residential structures are assessed at 10% of fair market value. All commercial structures are assessed at 15% of fair market value.

P.O. Box 303, 15045 River Road, Hahnville, Louisiana 70057
Phone: 985.783.6281 Fax: 985.783.6593 assessor@stcharlesassessor.com www.stcharlesassessor.com

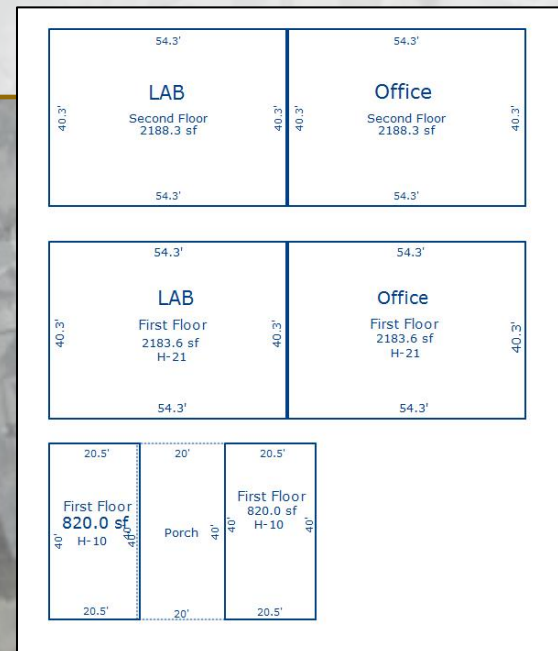
Extent of Reassessment

Residential

- Improvement Valuation – Mass Appraisal (~16,000 Structures)
- Ratio studies and quality control for each subdivision
- Field staff have photographed each property for appraisal.

Commercial & Industrial

- Individual cost approach appraisals (~760 Structures)
 - Measurement, sketching, valuation of each commercial building
- Yearly personal property appraisal



Mass Appraisal - Sales Comparison

Subdivision rates are derived from valid sales data.

- Distress Sales, Family Sales, or other non-market sales are excluded.
- Attributes such as age, quality of construction, and condition are taken into account.
- Land values based on comparable vacant land sales.

Challenges:

- Inaccurate square footage values, i.e. non-permitted additions.
- Non-standard financing or otherwise invalid sale prices.
- Lack of valid sales
- Areas with mixed construction types or ages.

Standards for Accuracy

- The Louisiana Tax Commission oversees reappraisal activities by assessors.
- Assessments must be between .9 and 1.1 (90% - 110%) of market value.

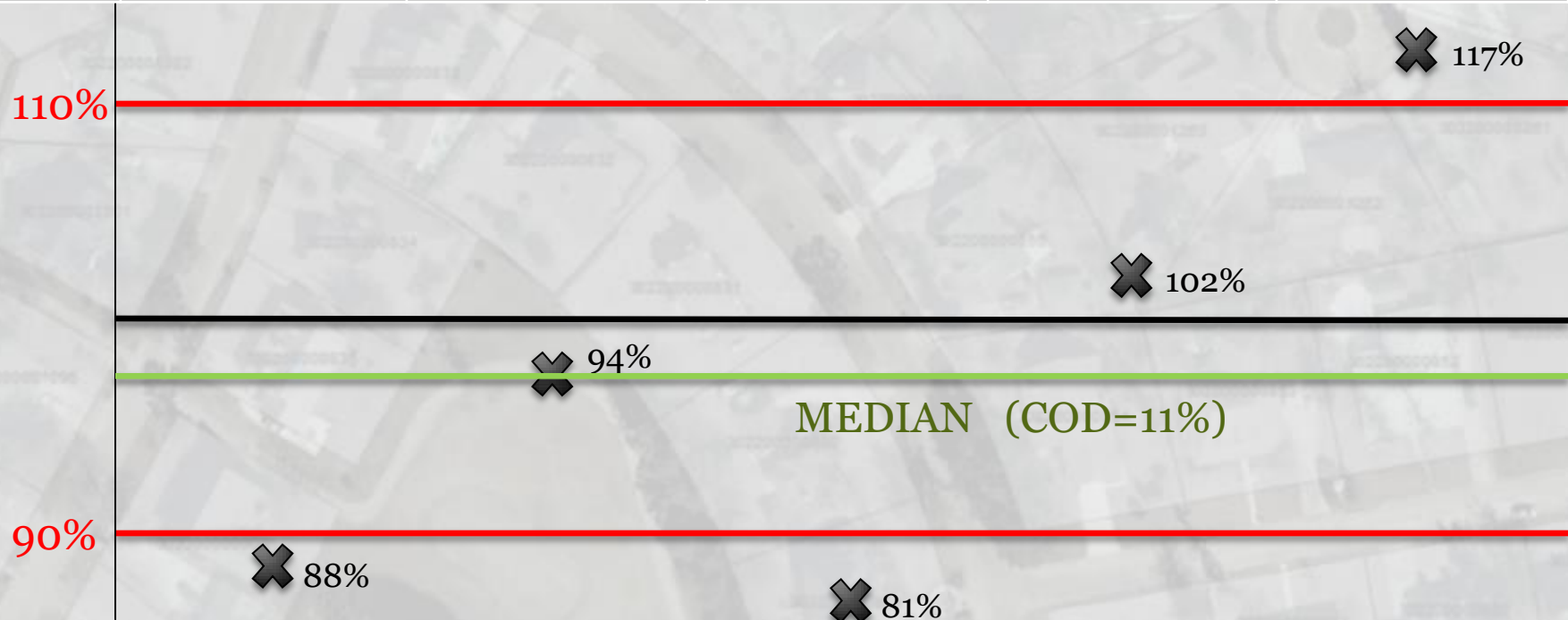
Mass Appraisal - Ratio Study

Standards for Accuracy

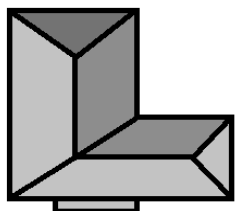
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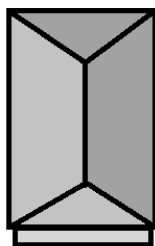
Assessed	\$198,000	\$164,000	\$170,000	\$186,000	\$212,000
Sale	\$225,000	\$175,000	\$210,000	\$183,000	\$180,000



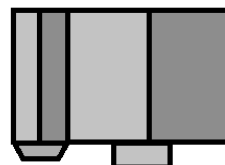
Reassessment - Ratio Studies & Taxes



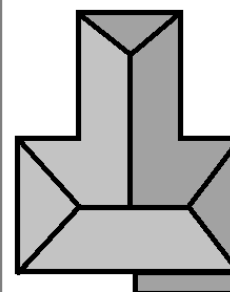
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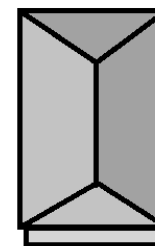
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PROPERTY	110 MAIN (1,571 SFT)	220 1 ST ST. (1,035 SFT)	203 N. OAK (1,071 SFT)	172 MARKET (1,600 SFT)	530 N. OAK (1,035 SFT)
Land Value	25,000	25,000	25,000	25,000	25,000
Structure Appraised Value (2016 - \$68/SFT)	107,000	84,000	72,800	108,800	73,500
Sale Price	145,000	120,000	105,000	162,000	115,000
Sales Ratio	.91	.91	.93	.82	.86

Median	Median Ratio	Minimum Req. \$/SFT
.91	.82	\$68 (+\$3)

2016 Reassessment - Sales

Homeowner Flood Insurance Affordability Act (HFIAA)

- Stopped the most damaging aspects of Biggert-Waters from taking effect.
- Directly attributable to citizen action in St. Charles Parish.
- Sales activity regained momentum in mid-2014.



Current Values - Ratio Study

Standards for Accuracy

- The Louisiana Tax Commission oversees reappraisal activities by assessors.
- Assessments must be between .9 and 1.1 (90% - 110%) of market value.



Assessed	\$101,020	\$141,440	\$155,970	\$124,130	\$105,300
Sale	\$185,000	\$234,000	\$231,000	\$220,000	\$195,000

110%

90%

✗ 54%

✗ 60%

✗ 67%

✗ 56%

✗ 54%

2012 Reassessment Values - Ratio Study

Standards for Accuracy

- The Louisiana Tax Commission oversees reappraisal activities by assessors.
- Assessments must be between .9 and 1.1 (90% - 110%) of market value.



Assessed	\$133,310	\$177,905	\$215,150	\$156,500	\$172,080
Sale	\$185,000	\$234,000	\$231,000	\$220,000	\$195,000

110%

✘ 93%

90%

✘ 88%

✘ 72%

✘ 76%

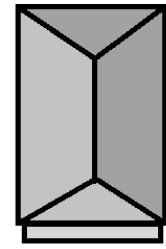
✘ 71%

Millage Adjustments

ASSUMPTIONS – ROLLING BACK

1. No change in public service property

	2015	2016
Assessed Value	12,100	13,380
Millage (Average)	117.41	106.12
Taxes	\$1,420	\$1,420



+\$500

2015 TOTALS – AVERAGE MILLAGE

Total AV	1,257,768,916
Total Taxes	\$147,674,648

2016 TOTALS – ROLLED BACK to 106.12

Total AV	1,235,225,622
Total Taxes	\$131,082,143



Summary

- **2016 taxable value down 2%.**
- **Value of oil is impacting assessed value.**
- **Reassessment has been completed in accordance with the Louisiana Constitution, Revised Statutes, and all applicable rules and regulations.**