

2020 Tax Roll

Board of Review

September 21, 2020

ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor



Overview - 2020 Tax Roll

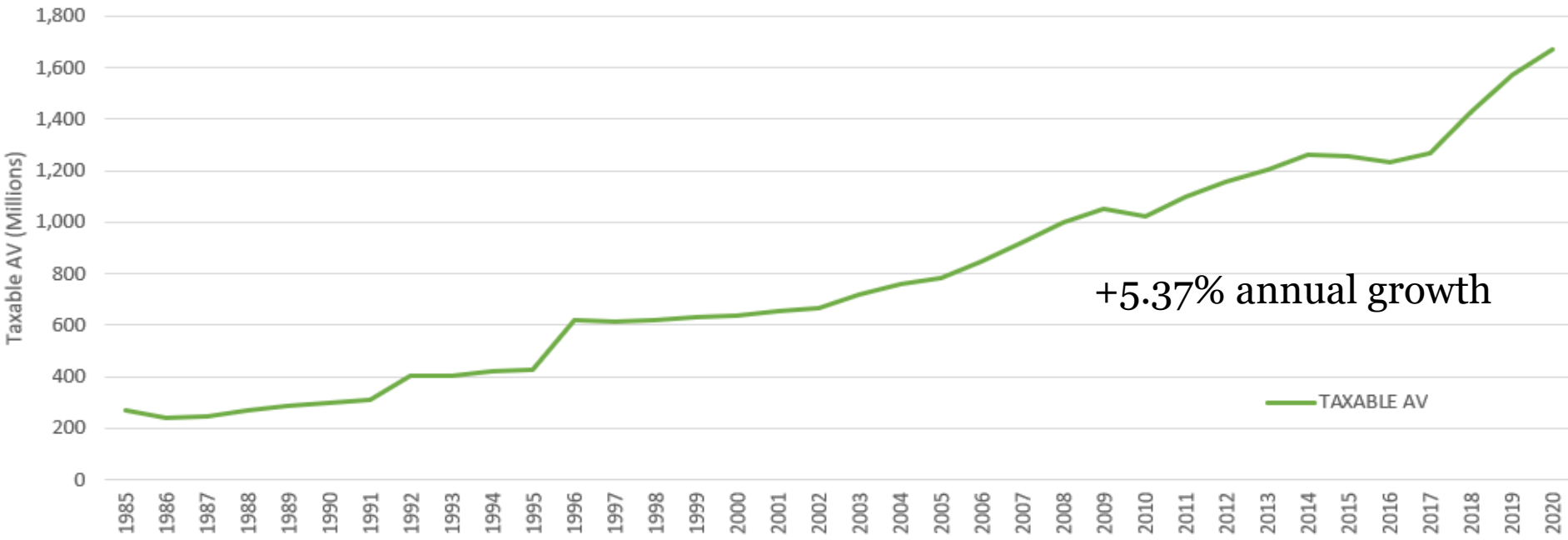
2019 Taxable Assessed Value
\$1.568B

Total 2020 Taxable Assessed Value
\$1.670B

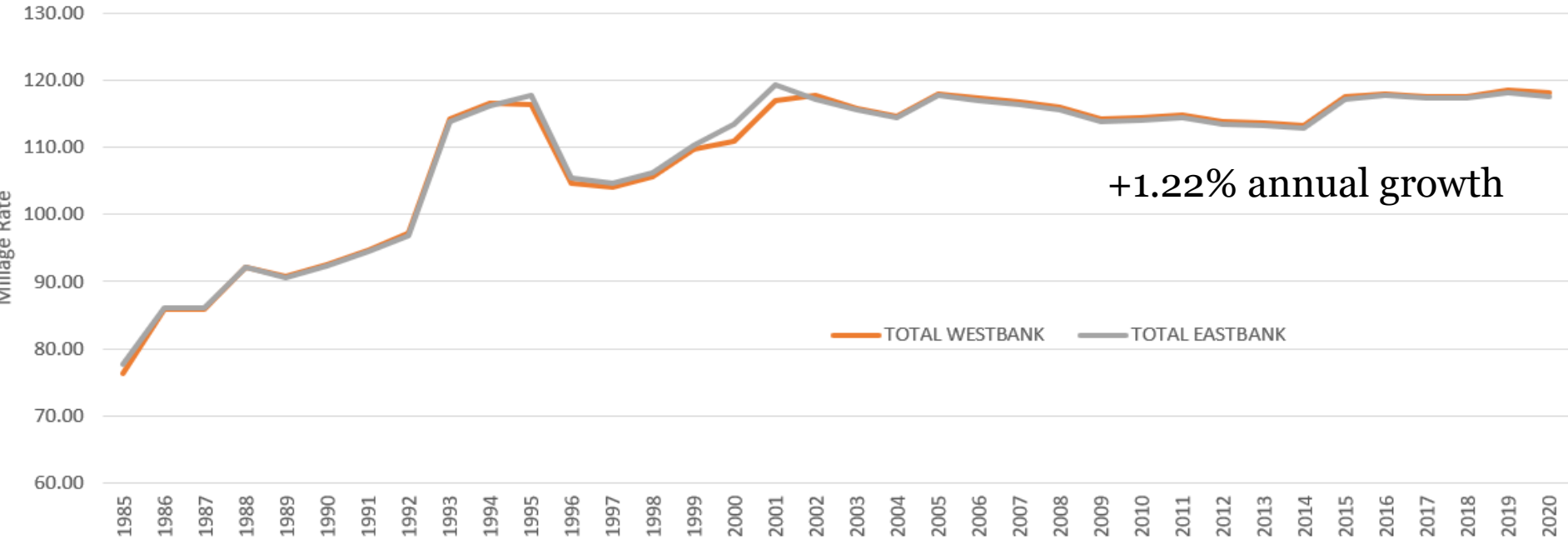
- Results in a roughly 2% rollback of maximum millage rates.
- Total increase of \$102M
 - 2020 Quadrennial Reassessment (+\$30M)
 - Industrial Tax Exemption Program (ITEP) Expirations (+\$41M)
 - Industrial Capital Additions (+\$31M)
- Total Estimated Collection – \$196M
 - 2019 – \$185.7M
- Estimated Residential Taxes Due - \$23.3M
 - 2019 - \$20.5M



Taxable Assessment by Year



Millage Rates by Year



2019 vs. 2020 - Overall Millage Rates

Authority	2019 Millage	2020 Millage	Variance
Parish Council	30.38	30.07	-.30
Public Schools	55.76	55.76	0
Sheriff	21.58	21.58	0
Parish Hospital	5.64	5.59	-.05
Assessor	1.34	1.31	-.03
Parishwide Total	114.70	114.31	-.39
Lafourche Levee Board	3.88	3.84	-.04
Pontchartrain Levee Board	3.53	3.19	-.34

Tax Region	2019	2020	Variance
Westbank Total	118.58	118.15	-.43
Eastbank Total	118.23	117.50	-.73

Historical Millages

Year	Average Millage Rate	\$/Mill	Assessed Value
2010	114.24	\$1,019,833	1.019B
2011	114.65	\$1,098,417	1.098B
2012	113.72	\$1,156,937	1.156B
2013	113.49	\$1,203,757	1.203B
2014	113.09	\$1,264,178	1.264B
2015	117.41	\$1,256,097	1.256B
2016	117.92	\$1,233,690	1.233B
2017	117.42	\$1,268,026	1.268B
2018	117.49	\$1,424,741	1.424B
2019	118.41	\$1,568,473	1.568B
2020	117.83	\$1,670,918	1.670B

Reassessment - Sample Homeowner



	2016 Assessment	2020 Assessment
Market Value	\$80,000	\$90,000
Homestead Exemption	-\$75,000	-\$75,000
Taxable Value	\$5,000	\$15,000
Assessed Value	500	1,500
2019 Taxes Due	\$59.11	\$177.34

Full Millage Rollback (-2%)	\$173.79
Est. 2020 Millage	\$176.25

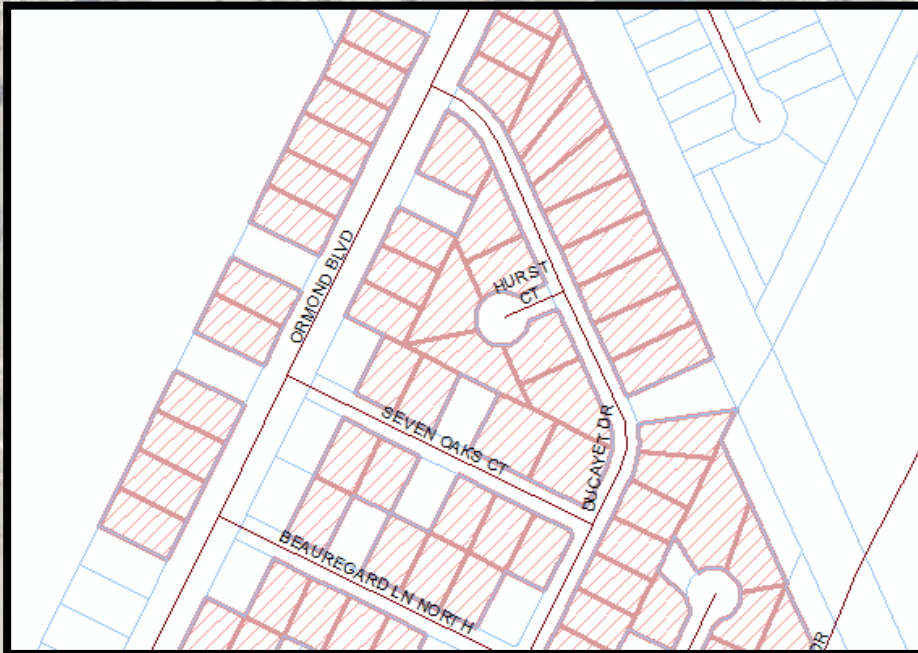


ST. CHARLES PARISH ASSESSOR'S OFFICE

Tab Troxler, Assessor

2020 Flood Events

- May 14, 2020 Flood
 - 377 assessments – 50% reduction to improvement value
- July 5, 2020 Flood
 - 16 assessments – 50% reduction to improvement value.
 - 10 of the 16 assessments also flooded during the May 14 flood.
 - Total market value reduction of 75% for these properties



Special Assessment Levels (Freezes)

- Income-restricted constitutional benefit available to property owners who are:
 - Over age 65
 - Permanently and totally disabled
 - Disabled Veterans (50% or higher service-connected disability rating)
- The special assessment level will freeze the assessed value of the homestead.
- The assessment will remain the same for as long as the applicant owns and resides in the home and income does not exceed the maximum income.
- This special assessment level is lost if the property is sold, or improvements in excess of 25% of the home's value are added.

- 362 new special assessment levels applied since 8/1/2020.
- Proposed Constitutional Amendment No. 6 – November 3, 2020
 - Increases the maximum annual income limit for special assessment levels to \$100,000, with further adjustments beginning in 2026. The present limit is \$77,030.

COVID-19 Information

- LA RS 47:1978.1
 - Provides for assessment of property in light of disasters or declared emergency.
- *A.(1) If lands or property, including buildings, structures, or personal property, are damaged, destroyed, non-operational, or uninhabitable due to an emergency declared by the governor or to a disaster or fire, the assessor or assessors within such parish shall assess such lands or property for the year in which damage has occurred...*

Actions taken as a result of COVID-19

1. 25% reduction in market value of business personal property rendered non-operational by state executive order. (Nail Salons, Restaurants, Bars, Barbers, etc.)
2. 25% reduction in market value of freestanding bar and restaurant real estate improvements.
3. Case-by-case reductions in market value for business owners able to substantiate significant loss attributable to COVID-19

Looking Forward - 2021 Tax Roll

COVID-19 impacts on chemical/refining industry

COVID-19 impacts on office space, retail, residential properties

Supply chain disruption and increasing construction costs of new homes

Broad-based economic slowdown likely to effect residential rental market, especially for multi-tenant properties