

It is our mission to serve the citizens of St. Tammany Parish with fairness, efficiency and responsiveness.

ST. TAMMANY PARISH ASSESSOR'S OFFICE
701 N. Columbia Street / Covington, LA 70433

IT'S REASSESSMENT YEAR. WHAT EVERY TAXPAYER NEEDS TO KNOW.



www.stpao.org

Important dates to remember:

January 1

Property is assessed based on value, ownership and condition.

August

This is the appropriate time to check in with us to view assessments.

November 15

The tax roll is filed with the Louisiana Tax Commission, and the Sheriff begins to mail tax notices.

December 31

Property taxes are due and become delinquent thereafter incurring interest and penalties.

It's reassessment year. What does this mean to you, the taxpayer?

The Louisiana Constitution mandates that all property subject to taxation be reappraised and valued at least every four years. Our last reassessment year was 2016. The year 2020 is a reassessment year.

Reassessment involves two components. First, the effect it has on the value of your home and/or your business. Second, the effect it has on the millage rates of the various taxing bodies (school board, fire districts, recreation districts, etc.) that levy millages.

Mass Appraisal:

Your assessor's office conducts mass appraisals, not individual fee appraisals. We use three approaches to value: market (sales), cost and income. For example: A bank will hire an appraiser to conduct a *fee appraisal* for their expert opinion on the value of a given piece of property. This way the bank is assured of sufficient collateral for the loan.

Your assessor's office uses *mass appraisal* to value the entire parish along with market areas, neighborhoods, subdivisions and large groupings of similar properties.

Another important aspect of mass appraisal is the assessor's office only uses sales data collected from a *legally designated* time period. For the 2020 reassessment, this time period is July 2018 to June 2019. These dates are mandated by the Louisiana Tax Commission.

The sales from this time period are used to establish per square foot values not only for 2020, but for the next three years until the 2024 reassessment. In rising markets, the mass quadrennial reassessment system delays tax increases attributable to an increase in market value.

Sales data used to value and reassess properties include: clerk of court recorded documents, multiple listing service that real estate brokers use and deed fax (historical transfer data). All non-arms length transactions are disregarded, such as: short sales, foreclosures, tax sales, adjudications, family sales and successions.

How We Value Property:

Your assessor's office determines the assessed value of individual subdivisions and market areas. All land is assessed at 10 percent of market value, regardless if



it is residential or commercial. Residential homes are assessed at 10 percent and commercial structures at 15 percent of market value.

As a comparison, the best example for what we do at the assessor’s office is what *Kelly’s Blue Book* does for vehicles. Values for vehicles are established based on make, model, year and condition of a vehicle on a mass–not individual–basis.

This is very similar to how we value property in the assessor’s office. We start by classifying homes from a grade of “A” for upscale, to custom homes down to “E” for mobile homes. Appropriate values are determined per square foot, class of home, and value of similar lots. An appropriate deduction is also made for depreciation based upon the effective age and condition of the property. This applies to residential and commercial property.

For example:
Residential

If your home and land are valued at \$175,000, the assessed value is listed as 17,500.

PROPERTY ASSESSED	ASSESSMENT
Land \$34,000 (10% market)	3,400
Building(s) \$141,000 (10% market)	14,100
Total \$175,000 market value	17,500
Less Homestead Exemption	7,500
Net Taxable Assessment:	10,000

Commercial

If your commercial building and land are valued at \$200,080, the assessed value is listed as 26,877.

PROPERTY ASSESSED	ASSESSMENT
Land \$62,700 (10% market)	6,270
Building(s) \$137,380 (15% market)	20,607
Total \$200,080 market value	26,877

The underlying value per square foot basically becomes the “blue book” value of the area and each property for the next four years. *Subsequent sales prices and changes in market conditions are not relevant until the next reassessment year, in this case, 2024.*

How reassessment
affects your taxes:

Your tax bill is determined by two factors, the assessed value as mentioned above and the *millage rate* in your *specific tax district*. Use value assessments can lower

your assessed values. Homestead exemption can lower your tax bill. Senior, veteran and disability freezes prevent assessed values, not taxes, from increasing in the future. Check with your assessor’s office annually in August to verify assessments, exemptions and freezes in addition to mailing addresses.

How does the millage
rate affect my taxes?

In reassessment years, taxing bodies must lower millages to offset increases in revenue to be *revenue neutral* as a result of increased market values. They can then *raise* or “roll forward” the millage *back to the legally approved maximum*. This is a *tax increase* and can be done with a two-thirds vote of the governing body (after complying with legal formalities, public hearings and meetings). Taxing bodies must advertise in the official parish newspaper and list on their websites any public hearing or meeting. Attending these hearings and meetings is your opportunity, as a taxpayer, to voice your support or opposition to this tax increase.

All legal requirements for reassessment can be found in the law LA R.S. 47:1705.

Millage & Parcel Fee Charges		
TAX DISTRICT	MILLAGE	TAX AMT
Law Enforcement	11.66	\$ 116.60
School Dist No 12 Bond/Int	17.90	\$ 179.00
School Const Tax	3.78	\$ 37.80
School Maint Operations	4.81	\$ 48.10
School Bldg Repair	3.42	\$ 34.20
Operation & Maint School	35.27	\$ 352.70
School Add Support II	3.00	\$ 30.00
Florida Parish Juv Center	2.75	\$ 27.50
Drainage Maint	1.83	\$ 18.30
Library	5.35	\$ 53.50
Parish Special Assessor	2.71	\$ 27.10
Public Health	1.83	\$ 18.30
Animal Shelter	.85	\$ 8.50
Council on Aging	1.69	\$ 16.90
Coroner’s Millage	2.96	\$ 29.60
Alimony 1	3.00	\$ 30.00
Fire District 4	26.00	\$ 260.00
Mosquito Dist 2	4.40	\$ 44.00
Recreation Dist 1	8.99	\$ 89.90
Total Millage	142.20	
PAY THIS AMOUNT		\$1422.00

How does St.Tammany
differ from other parishes?

As a community, we have generously supported such services as: public education, law enforcement, fire protection, recreation and services for our elderly and disabled citizens. St.Tammany Parish arguably has the highest quality of life in the state.

The services and high quality of life we enjoy come with a cost. Unlike some of our neighboring parishes, St.Tammany does not have “big industry,” such as refineries and chemical plants or other sources of revenue like gaming. Commercial property generates the most revenue in comparison to residential property in the majority of the parishes in the state. St.Tammany Parish is an exception. The majority of property tax revenue in St.Tammany is generated by residential property owners, not commercial property.

Don’t wait until your tax bill arrives in
December to review your assessment.

The appropriate time to inspect your assessments, verify mailing addresses or file a review is in August. You can call our office or visit our website, www.STPAO.org. After the rolls are certified in October, the Assessor’s Office is unable to make changes without the LA Tax Commission’s approval.



Stay connected.

Please visit our website for more information. It is filled with many helpful videos, downloadable brochures and tutorials about the assessment process. Also be sure to sign up for our email list and follow us on Facebook for the latest information.

Helpful links:

Visit our website at: www.stpao.org

Tax Commission Annual Report found at: www.latax.state.la.us/menuannualreports/annualreports.aspx

LLA financial audits & budgets found at: www.la.us/reports_data

Millage information found at: www.la.la.gov/assessorsMillages/

COVINGTON OFFICE
St.Tammany Parish Justice Center:
701 N. Columbia Street
985.809.8180 / fax 985.809.8190

SLIDELL OFFICE, Towers Building:
520 Old Spanish Trail / 2nd Floor, Suite 2F
985.646.1990 / fax 985.607.0222

OFFICE HOURS: Mon-Fri 8:30am-4:30pm
(Slidell Office) CLOSED 1:00pm-2:00pm

Se habla Español.

Assessor Louis
Fitzmorris
Louis
Fitzmorris, CLA

Committed to serving you.