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ST. CHARLES PARISH ASSESSOR'S OFFICE

➤ 2022 ANNUAL REPORT



TAB TROXLER

ST. CHARLES PARISH
ASSESSOR

Thank you for allowing me and my staff to serve you. 2022 was a year of rebuilding. Many of us, including myself, are still working to recover from the effects of Hurricane Ida. We are all grateful for the resilience and generosity of our residents and businesses.

It is through these challenges that this community shines. I am incredibly proud of the staff members in this office for their cutting-edge work conducting damage assessments in the wake of Hurricane Ida. These extraordinary efforts were recognized

by receipt of the Bureau of Governmental Research (BGR) Excellence in Government Innovation Award. In this 10th annual edition of the Assessor's office report, we provide an update on news regarding property assessments in St. Charles Parish.

The market value of the tax roll reached an all-time high, largely due to significant capital investments by industry and commercial property owners. The local real estate market remained strong even in the face of national economic headwinds.

On page 11 of this report, we note an important new tax exemption for disabled veterans and their families approved by a state-wide vote on November 8, 2022. If you qualify, please contact us so that we can apply this benefit for you.

Thank you for reading, and feel free to reach out to us with any questions. My staff and I are honored to serve the citizens of St. Charles Parish.

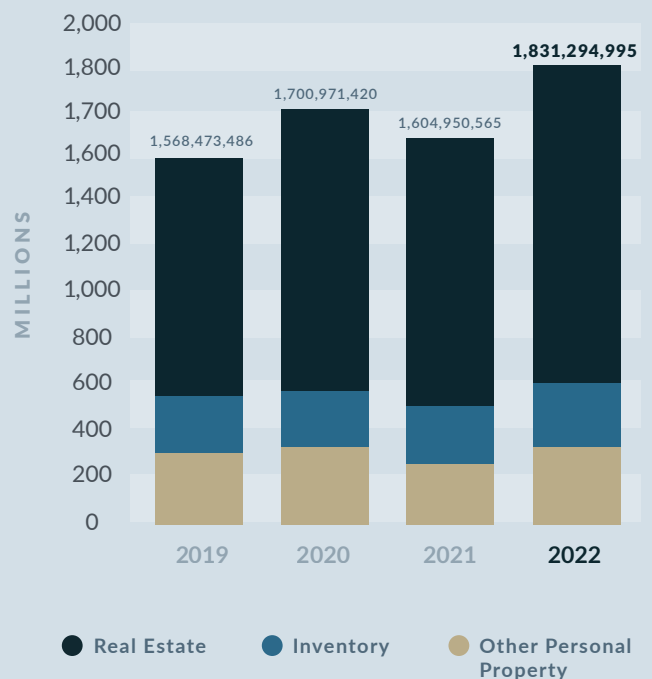
TAX ROLL OVERVIEW

The assessor is responsible for discovering, listing, and valuing all taxable property in St. Charles Parish. For 2022, all taxable property totaled an assessed value of **\$1,831,294,995**, up 9% from **\$1,604,950,565** in 2021.

Businesses, industrial sites, public utilities, and inventories constitute **89%** of the taxable value in St. Charles Parish. Residential real estate accounts for the remaining **11%**.

The millages applied to this value generated roughly **\$214 million** in taxes for the various taxing districts in St. Charles Parish, which represents **an increase of about \$25 million from 2021.**

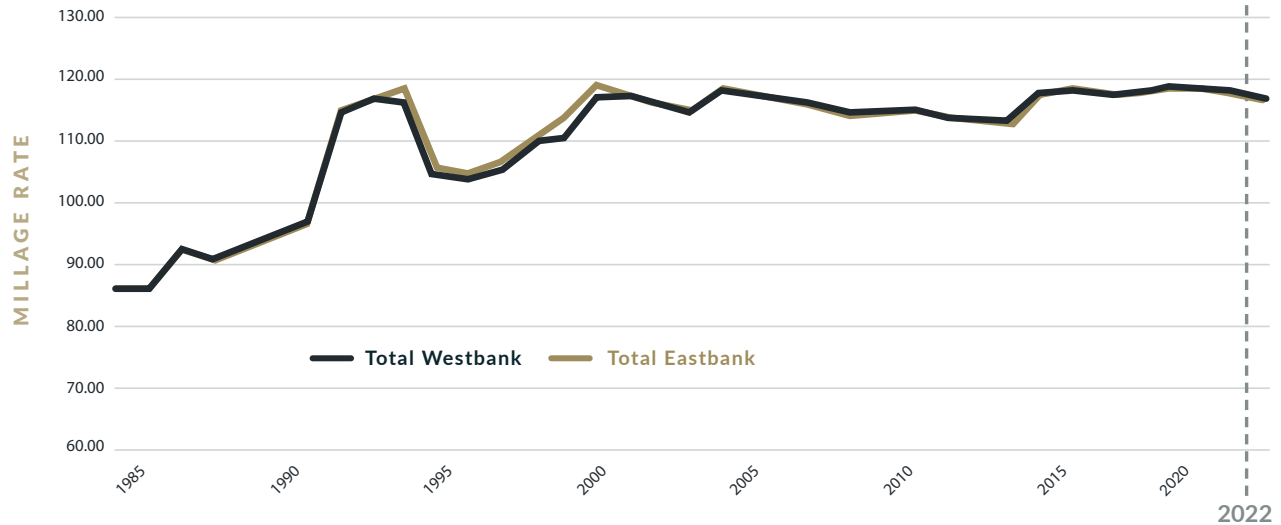
CHANGE IN ASSESSED VALUE



MILLAGE REDUCTIONS YEAR OVER YEAR

In 2022, the St. Charles Parish School Board levied its lowest millage rate since tax year 2000. Parish-wide millages are the lowest they have been since 2014.

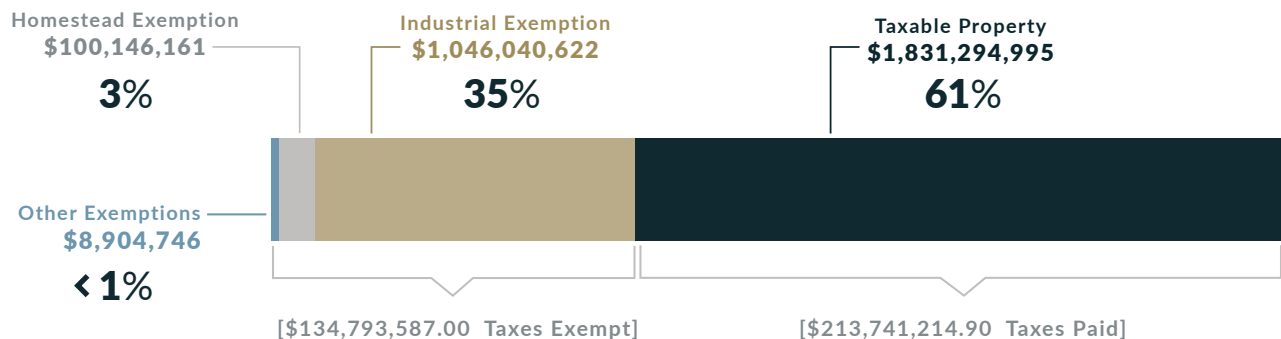
MILLAGE RATES BY YEAR



SIZE OF EXEMPT ROLL VS. TAXABLE ROLL

The Total Tax Roll is \$2,986,386,524 of assessed value, of which 39% is exempt.

2022 TAX ROLL COMPOSITION - ASSESSED VALUE (A.V.)

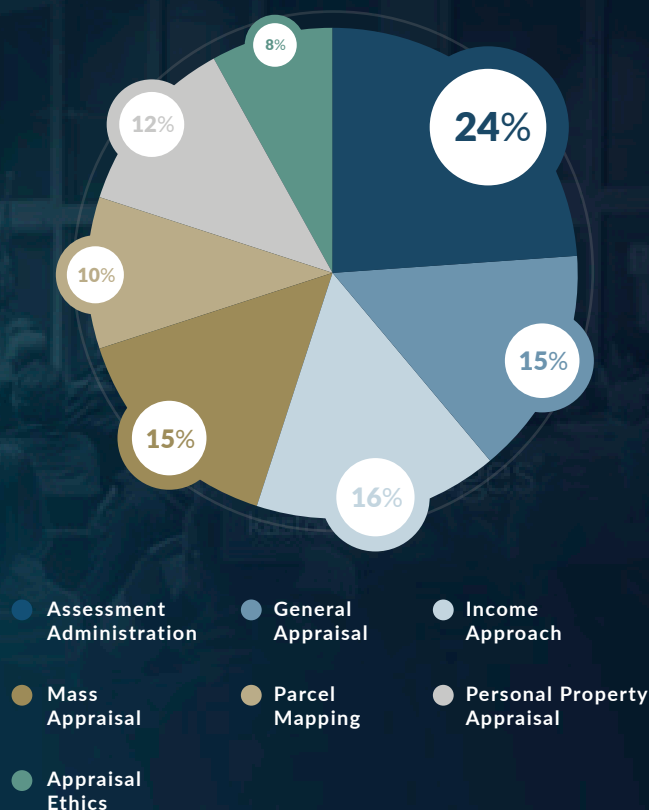


TRAINING HOURS

> 2013 - PRESENT

Education and training are vital parts of our commitment to running a professional assessor's office. Our staff is committed to staying on the cutting edge of assessment practices and technology. In doing so, we are able to produce fair assessments across all property types.

Our current employees have completed a combined 3,083 hours of training on all facets of property assessment. Assessor Tab Troxler is a Certified Louisiana Assessor, 6 of our employees are Certified Louisiana Deputy Assessors, and one employee is a Residential Evaluation Specialist.



YOUR TAX DOLLARS AT WORK

> ABOUT AD VALOREM TAXES

The assessor has the responsibility of discovering, listing, and valuing all property within St. Charles Parish. All taxable property valued by the assessor is then taxed ad valorem, or "according to value" by each of the various taxing districts listed to the right. Each taxing district levies its millage rates during yearly public meetings after conducting a public hearing.

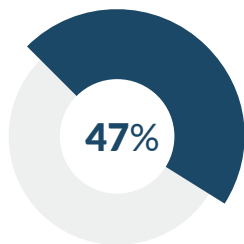


TOTAL 2022 MILLAGE RATES
FOR PROPERTY IN ST. CHARLES PARISH:

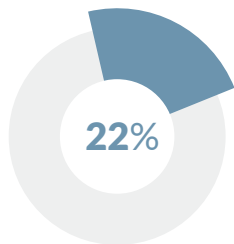
EASTBANK: 116.59

WESTBANK: 116.94

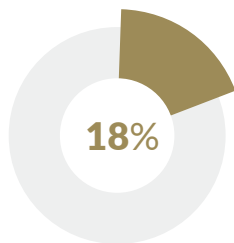
Each of these rates is expressed as a millage, based on a Latin word that means "thousandth." Each millage listed represents the total levied per \$1,000 of taxable assessed value.



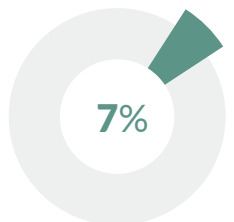
EDUCATION



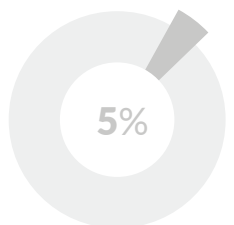
PUBLIC SERVICES



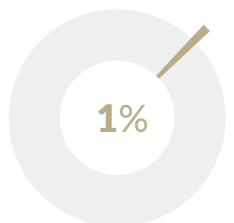
LAW ENFORCEMENT



LEVEES



HEALTHCARE



ASSESSMENT DISTRICT

MILLAGE RATES - REVENUE

NAME	MILLS	PROPERTY TAXES	EXP. YEARS
EDUCATION			
School District (CI)	4.35	\$7,966,125.97	2027
School District (MO)	41.06	\$75,192,969.66	2027
School District No. 1 Bonds	2.2	\$4,028,852.60	2032
School District No. 1 Bonds	1.61	\$2,948,382.70	2034
School District No. 1 Bonds	1.2	\$2,197,556.43	2041
School District Regular*	4.04	\$7,398,433.07	N/A
PUBLIC SERVICES			
911 Emergency Telephone System	1.00	\$1,831,293.77	2030
ARC	0.66	\$1,208,654.35	2024
Council on Aging	0.94	\$1,721,417.62	2027
Council on Aging (Programs)	0.78	\$1,428,404.82	2028
Fire Protection Dist Facil/Equip	1.58	\$2,893,446.00	2029
General Alimony*	3.11	\$5,695,327.17	N/A
Health Unit Facilities	0.61	\$1,117,087.70	2029
Library	4.53	\$8,295,765.29	2030
Mosquito Control Program	1.06	\$1,941,170.50	2031
Recreation Facility & Programs	2.9	\$5,310,752.82	2027
Road Lighting District	1.01	\$1,843,666.72	2030
Roads & Bridges	5.9	\$10,804,641.41	2029
Wastewater Facilities	2.16	\$3,955,599.90	2044
LAW ENFORCEMENT			
Law Enforcement District*	17.8	\$32,597,049.73	N/A
Law Enforcement District*	3.78	\$6,922,294.07	N/A
LEVEES			
Lafourche Basin Levee District* (Westbank)	3.88	\$3,355,124.61	N/A
Levees & Flood Protection	3.99	\$7,306,865.16	2044
Pontchartrain Levee District* (Eastbank)	3.53	\$3,345,844.23	N/A
HEALTHCARE			
Hospital District	2.43	\$4,450,051.44	2025
Hospital District Bond	0.67	\$1,234,291.72	2023
Hospital District Bond	0.04	\$73,248.13	2027
Hospital District Bond	0.85	\$1,547,445.88	2028
Hospital District Bond	0.72	\$1,320,362.63	2031
Hospital District Bond	0.78	\$1,428,404.82	2035
ASSESSMENT DISTRICT			
Assessment District*	1.30	\$2,380,683.98	N/A
TOTAL		\$213,741,214.90	

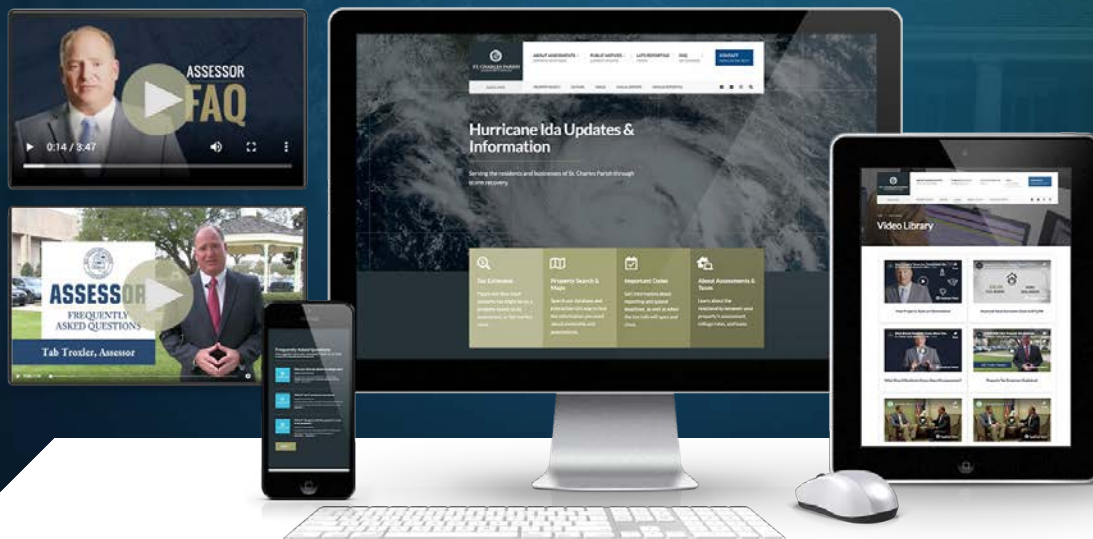
* Millage has no expiration date

> HAVE YOU VISTED OUR WEBSITE?

Find answers to frequently asked questions, our video library, interactive maps, property search, tax estimator, and more.

Visit scpqj.com for quick links.

> STCHARLESASSESSOR.COM



BUDGET SUMMARY

> ST. CHARLES PARISH ASSESSOR'S OFFICE 2021, 2022 & 2023

In keeping with our commitment to transparency and complete reporting standards, we have outlined a summary of our office's budget for the last three years below.



	AUDITED BUDGET	AMENDED BUDGET	ADOPTED BUDGET
Revenues	2021	2022	2023
Ad Valorem Taxes & Other Revenue	\$2,145,034	\$2,447,455	\$2,482,787
Expenses			
Personal Services & Related Benefits	\$1,776,981	\$1,875,628	\$1,958,394
Contracted Services	\$163,820	\$124,478	\$125,000
Operation & Maintenance	\$208,256	\$234,223	\$230,200
Capital	\$16,211	\$15,982	\$10,000
Total Expenses	\$2,165,268	\$2,250,311	\$2,323,594

SPECIAL ASSESSMENT LEVELS

Eligible taxpayers may apply for various special assessment levels, or “freezes,” for their homesteads. The special assessment level will “freeze” the assessed value of the taxpayer’s primary residence for as long as the homeowner remains eligible.

If you qualify for any of the special assessment levels listed

below, please apply by bringing the required documents to the Assessor’s Office between 8:30 AM and 4:00 PM, Monday through Friday. Income requirements below are based on 2022 Federal Adjusted Gross Income, Form 1040 & 1040-SR – Line 11.

It is important to note that the special assessment level does not freeze millage rates, and actual tax amounts will vary from year to year as millage rates change. Your property’s assessment will not increase. However, taxing districts can still adjust tax rates on these properties.



Age 65 Freeze

- At least one owner of the home must be age 65 or older.
- Adjusted Gross Income, combined for all owners, cannot exceed \$100,000 per year.

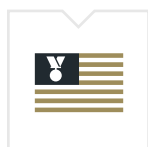
Required Documents: Driver’s License or Birth Certificate, Federal Tax Return



Disability Freeze

- At least one owner of the home must be permanently and totally disabled.
- Adjusted Gross Income, combined for all owners, cannot exceed \$100,000 per year.

Required Documents: Disability Awards Letter, Driver’s License or Birth Certificate, Federal Tax Return



POW/MIA
Freeze

- Members of the Armed Forces who were Missing in Action (MIA) or were a Prisoner of War (POW) for a period exceeding 90 days.
- Please call our office for details and requirements.

ADDITIONAL BENEFITS FOR VETERANS



Disabled Veterans
Additional Homestead
Exemption

- Any Disabled Veteran or surviving spouse of a Disabled Veteran with a service-connected disability rating of 50% or more may be eligible for a larger homestead exemption:
 - 50% to 69% DV - \$10,000 homestead exemption
 - 70% to 99% DV - \$12,000 homestead exemption
 - 100% DV - Total homestead exemption

Required Documents: Disability Awards Letter, Driver’s License or Birth Certificate



Disabled
Veterans Freeze

- At least one owner of the home must have a service-connected disability with a 50% or higher disability rating.
- Adjusted Gross Income, combined for all owners, cannot exceed \$100,000 per year.

Required Documents: Disability Awards Letter, Driver’s License or Birth Certificate, Federal Tax Return

REAL ESTATE MARKET TRENDS

The primary function of our office is to assess property at market value. Evaluating the details of the real estate market is critical to maintaining fair assessments. Our assessments are based on the value of parish real estate as determined by buyers and sellers in the market.

In 2022, the market continued to climb and houses sold quickly which indicates a strong market that favored sellers. These real estate trends proved St. Charles Parish to be a very desirable place to live.

NEW CONSTRUCTIONS BY YEAR

YEAR	NEW CONSTRUCTIONS
2014	102
2015	122
2016	131
2017	123
2018	147
2019	155
2020	140
2021	126
2022	132

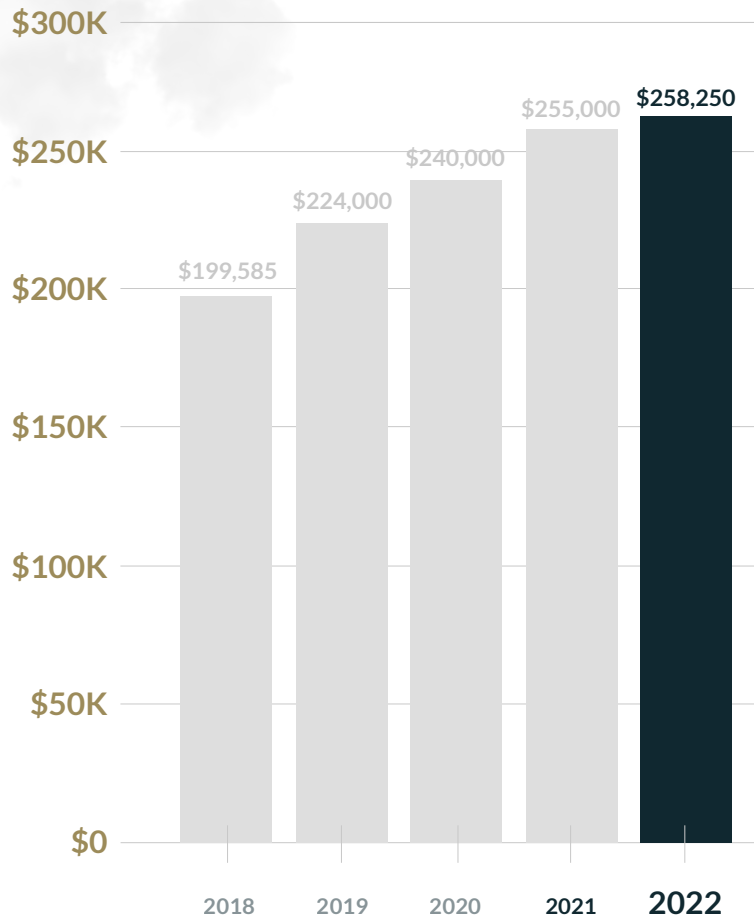
MEDIAN DAYS ON MARKET

PARISHWIDE RESIDENTIAL

YEAR	DAYS TO SELL
2017	27
2018	21
2019	16
2020	14
2021	6
2022	8

> MEDIAN SALE PRICE - ST. CHARLES PARISH

The Louisiana Tax Commission requires that sales from July of 2022 to June of 2023 will be used to establish 2024 reassessment values.



EXCELLENCE IN GOVERNMENT

➤ 2022 INNOVATION AWARD - HURRICANE IDA

The St. Charles Parish Assessor's Office was awarded the Bureau of Governmental Research (BGR) Excellence in Government 2022 Innovation Award. BGR is a private, nonprofit, independent research organization who monitors local government and informs the public about policy issues. The award recognizes the Assessor's Office employees, "design and implementation of a rapid, accurate process for reviewing property for hurricane damage and... timely completion of a parish wide reassessment" (BGR).

Instead of requiring property owners to submit proof of their damage, we knew how important it was to

help residents who may not have known such relief was available, or had greater concerns at the time. Hurricane Ida impacted each property in a very different way. Utilizing advanced technology, we were able to assess the damage using a combination of aerial and street photography, along with field inspections.

Within 120 days of Hurricane Ida's widespread and devastating impacts on the parish, our office evaluated damage on every structure within the jurisdiction. We would like to thank BGR for honoring our employees for their outstanding efforts. We are grateful to have received this award, and to serve our citizens of St. Charles Parish.

➤ **LEE ZURIK**
PRESENTING THE EXCELLENCE IN
GOVERNMENT 2022 INNOVATION
AWARD TO THE ST. CHARLES
PARISH ASSESSOR'S OFFICE



LOUISIANA CONSTITUTIONAL AMENDMENT 2

> EXPANDS PROPERTY TAX EXEMPTIONS FOR DISABLED VETERANS



Disabled veterans with disability ratings between 50% and 100% and their surviving spouses now qualify for additional tax exemptions for their homestead property.

> DISABLED VETERAN EXEMPTIONS

VETERAN DISABILITY RATING	HOMESTEAD EXEMPTION	
	PRIOR LAW	NEW LAW
50% - 69%	\$7,500 HE	\$10,000 HE
70% - 99%	\$7,500 HE	\$12,000 HE
100%	\$15,000 HE	100% Exempt (No Taxes)

*HE - Homestead Exemption Amount

IF YOU ARE A DISABLED VETERAN WITH A RATING OF 50% OR MORE, CALL US TODAY!

As of 2023, if you are a disabled veteran with a service-connected disability rating between 50% to 99%, you will now receive additional tax exemptions on your homestead property.

If you are a 100% disabled veteran, your homestead will be 100% exempt and you will pay NO property taxes on your primary residence.

WE WORK FOR YOU

WE LOOK FORWARD TO CONTINUING OUR SERVICE TO ST. CHARLES PARISH IN THE YEARS TO COME. OUR MISSION IS TO IMPROVE THE WAYS IN WHICH WE SERVE YOU, THE RESIDENTS OF OUR PARISH. WE ARE CONFIDENT THAT, THROUGH OUR COMBINED EFFORTS, WE CAN CONTINUE TO MAINTAIN ST. CHARLES PARISH AS A “PARISH OF PLENTY.”

THANK YOU SO MUCH.



ST. CHARLES PARISH ASSESSOR'S OFFICE

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