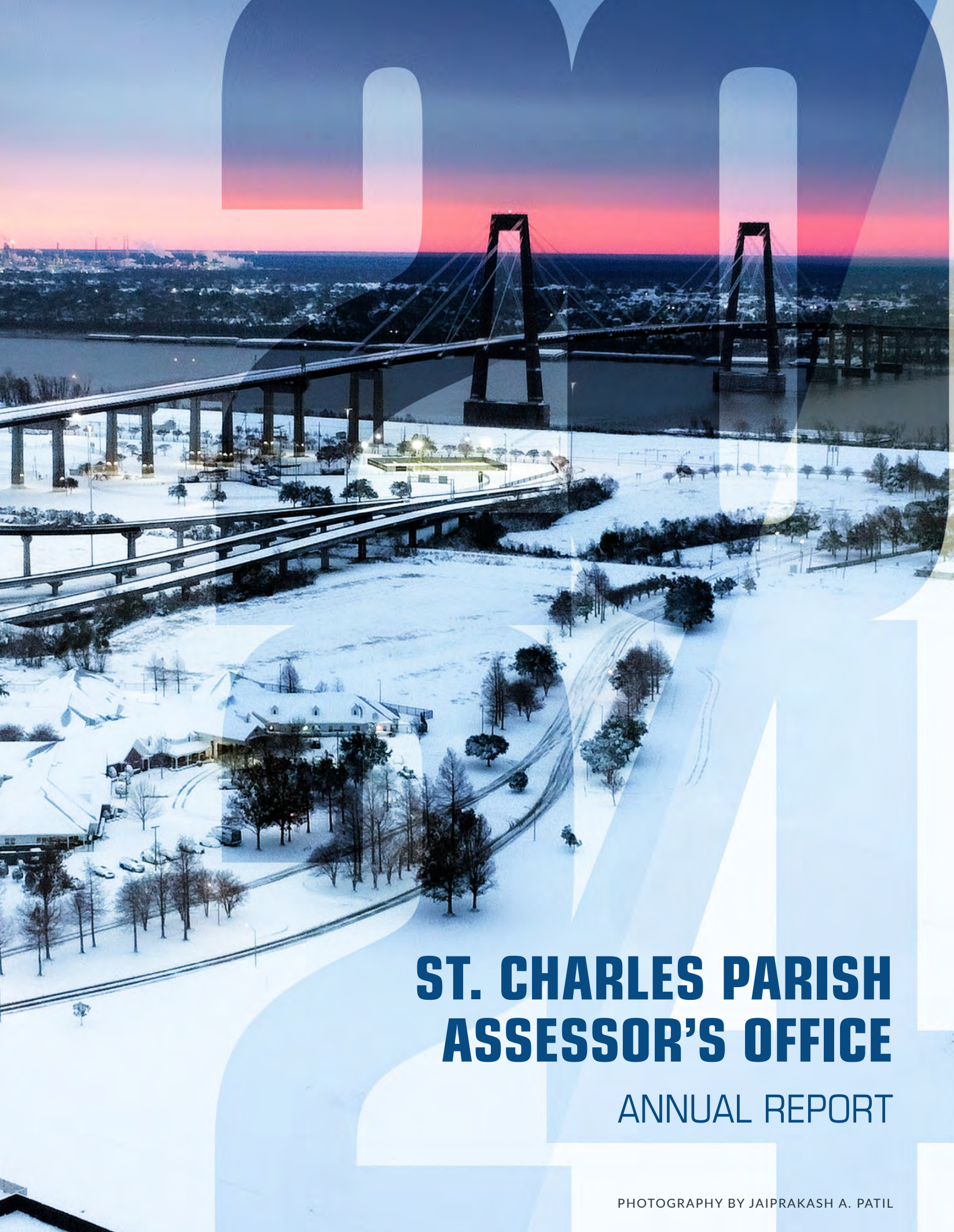


# ST. CHARLES PARISH ASSESSOR'S OFFICE

## ANNUAL REPORT

PHOTOGRAPHY BY JAIPRAKASH A. PATIL

# TAX ROLL OVERVIEW 2024

The Assessor is responsible for discovering, listing, and valuing all taxable property in St. Charles Parish. For **2024**, all taxable property totaled an assessed value of **$2,540,565,168—an increase of more than 13% from $2,242,913,466 in 2023.**

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 **$260 million** in property taxes for the various taxing districts in St. Charles Parish, which represents an **increase of about $10 million from 2023.**

## DEAR RESIDENTS,

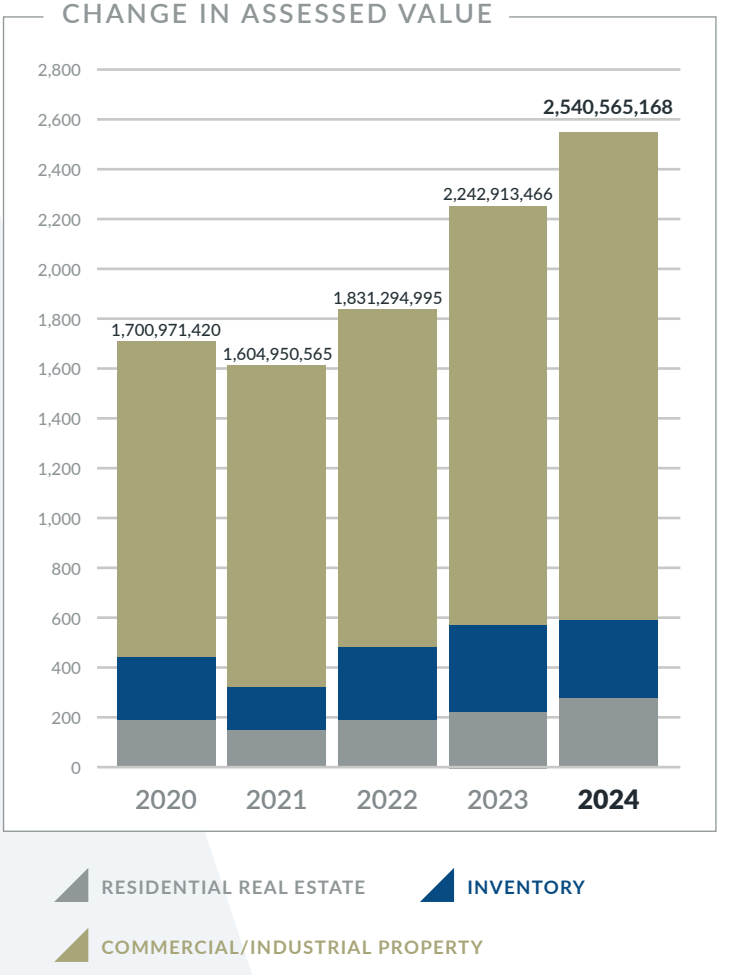
As your elected Assessor, I am honored to serve the residents of St. Charles Parish and proud to present our 2024 Annual Report. This report highlights the activity of our office and provides an overview of our tax roll, reflecting our commitment to fair and equitable assessments.

Our office is dedicated to ensuring that every property owner receives accurate and transparent assessments. We take great pride in having one of the most qualified teams in the state, always ready to assist our residents with professionalism and expertise. More than just assessing property, we strive to be the most helpful and accessible office possible—going above and beyond, even visiting residents at their homes when needed.

Efficiency and fiscal responsibility remain top priorities. Through sound management and a commitment to doing more with less, I have successfully reduced the tax rate for this office from 1.41 mills to .90 mills, including a 10% reduction in 2024. These savings reflect our dedication to serving the community in the most responsible and effective way possible.

**Thank you for your trust and support.** We remain committed to serving you with fairness, integrity, and efficiency.

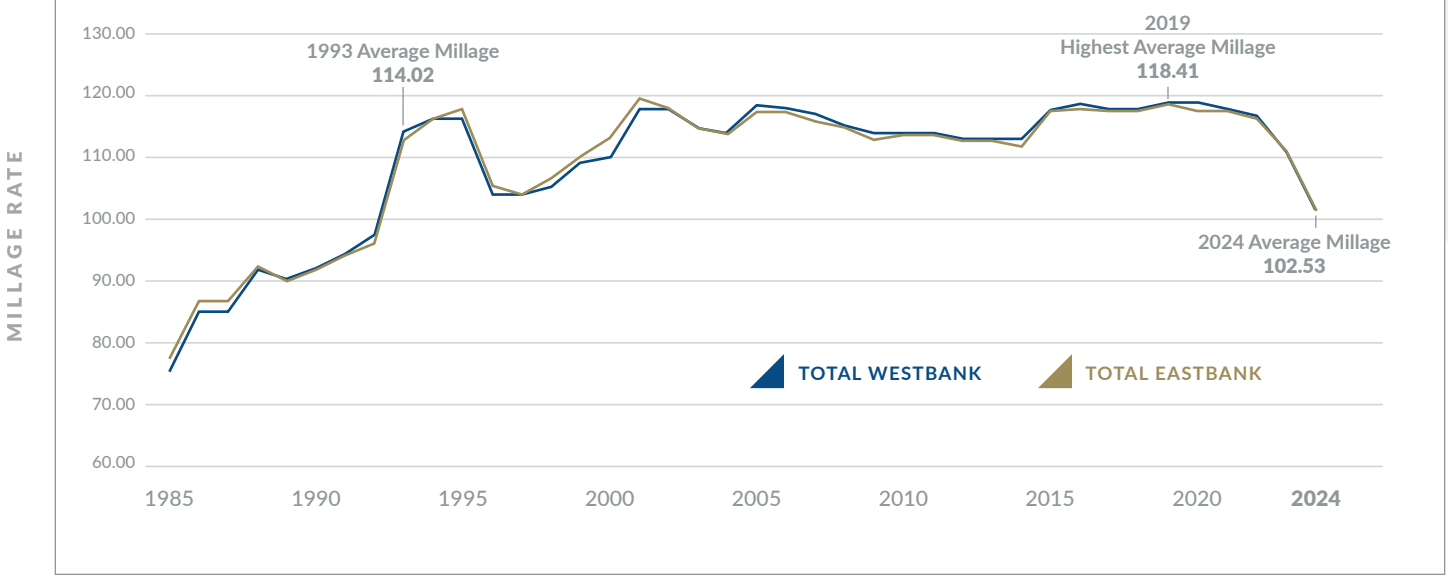
**Tab Troxler**
*St. Charles Parish Assessor*



# MILLAGE RATE REDUCTIONS YEAR OVER YEAR

- 2024 saw the most significant millage rate cut in St. Charles Parish history
- Reassessment forced millages back by **4.5%**
- Taxing districts took it upon themselves to reduce **an additional 3.6%**
- The total average millage rate has decreased by **13%** from its high in 2019, and is the lowest since 1992

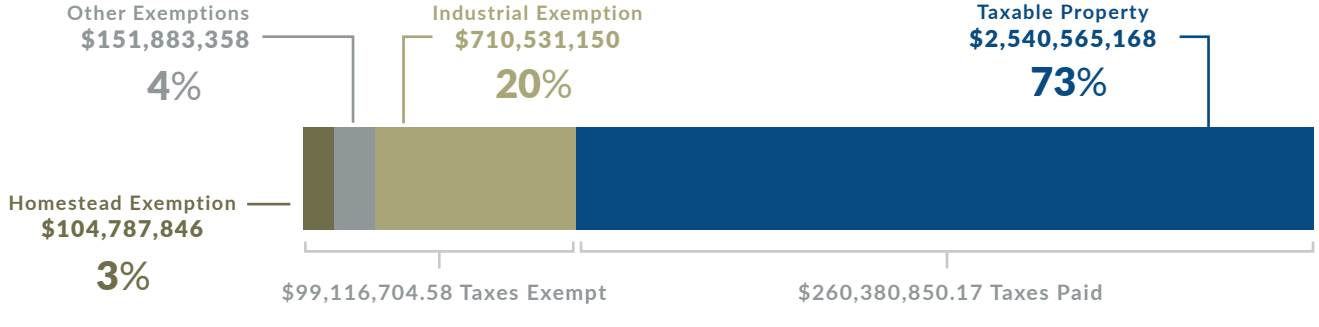
MILLAGE RATES BY YEAR




# SIZE OF INDUSTRIAL EXEMPTION VS TAXABLE ROLL

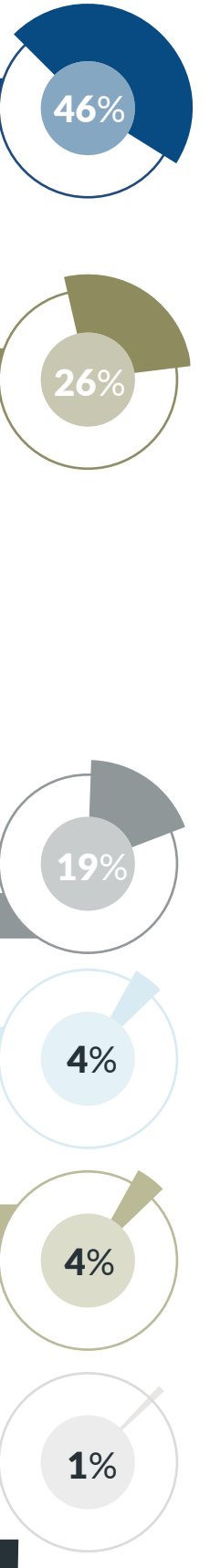
**20%** of the assessed value on St. Charles Parish's tax roll is exempt from tax as a result of the Industrial Tax Exemption Program (ITEP).

2024 TAX ROLL COMPOSITION: ASSESSED VALUE



# 2024 MILLAGE RATES: REVENUE

| NAME | MILLS | PROPERTY TAXES | EXP. YEAR |
|---|---|---|---|
| **EDUCATION** | | | |
| School District (CI) | 4.16 | $10,565,664.73 | 2027 |
| School District (MO) | 33.92 | $86,150,805.08 | 2027 |
| School District No. 1 Bonds | 2.2 | $5,587,614.82 | 2032 |
| School District No. 1 Bonds | 1.61 | $4,089,114.52 | 2034 |
| School District No. 1 Bonds | 1.2 | $3,047,790.01 | 2041 |
| School District Regular* | 3.87 | $9,829,117.57 | N/A |
| **PUBLIC SERVICES** | | | |
| 911 Emergency Telephone System | 0.89 | $2,260,442.49 | 2030 |
| ARC | 0.59 | $1,498,495.97 | 2024 |
| Council on Aging | 0.83 | $2,108,053.24 | 2027 |
| Council on Aging (Programs) | 0.69 | $1,752,474.00 | 2028 |
| Fire Protection Dist Facil/Equip | 1.4 | $3,555,748.80 | 2029 |
| General Alimony* | 2.92 | $7,416,282.99 | N/A |
| Health Unit Facilities | 0.54 | $1,371,507.54 | 2029 |
| Library | 3.8 | $9,651,327.41 | 2030 |
| Mosquito Control Program | 0.86 | $2,184,249.40 | 2031 |
| Recreation Facility & Programs | 2.71 | $6,882,919.22 | 2027 |
| Road Lighting District | 0.81 | $2,051,983.00 | 2030 |
| Roads & Bridges | 5.26 | $13,359,469.65 | 2029 |
| Wastewater Facilities | 2.03 | $5,155,834.85 | 2044 |
| Levees & Flood Protection | 3.56 | $9,041,771.14 | 2044 |
| **LAW ENFORCEMENT** | | | |
| Law Enforcement District* | 16.25 | $41,272,126.05 | N/A |
| Law Enforcement District* | 3.6 | $9,143,363.10 | N/A |
| **LEVEE BOARDS** | | | |
| Lafourche Basin Levee District* (Westbank) | 3.75 | $4,213,322.09 | N/A |
| Pontchartrain Levee District* (Eastbank) | 3.53 | $4,933,634.58 | N/A |
| **HEALTHCARE** | | | |
| Hospital District | 2.23 | $5,663,806.20 | 2025 |
| Hospital District Bond | 0.383 | $972,750.36 | 2027 |
| Hospital District Bond | 0.613 | $1,556,911.18 | 2028 |
| Hospital District Bond | 0.492 | $1,249,592.49 | 2031 |
| Hospital District Bond | 0.572 | $1,452,778.83 | 2035 |
| **ASSESSMENT DISTRICT** | | | |
| Assessment District* | 0.9 | $2,285,842.90 | N/A |
| **TOTAL** | | **$260,304,794.21** | |




*Millage has no expiration date*

# YOUR TAX DOLLARS AT WORK

The Assessor has the responsibility of discovering, listing, and valuing of 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 below. Each taxing district levies their millage rates during yearly public meetings.

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

## TOTAL 2024 MILLAGE RATES

*FOR PROPERTY IN ST. CHARLES PARISH:*

**WESTBANK: 102.64**

**EASTBANK: 102.42**

# MILLAGES EXPIRING WITHIN THE NEXT FIVE YEARS

- The following millages will expire within the next **five years**
- Most of these millages will come up for vote by the public before the expiration year shown
- The value of your property is only one part of the tax equation

| NAME | MILLS | PROPERTY TAXES | EXP. YEAR |
|---|---|---|---|
| School District (CI) | 4.16 | $10,565,664.73 | **2027** |
| School District (MO) | 33.92 | $86,150,805.08 | **2027** |
| 911 Emergency Phone System | 0.89 | $2,260,442.49 | **2030** |
| Council on Aging | 0.83 | $2,108,053.24 | **2027** |
| Council on Aging (Programs) | 0.69 | $1,752,474.00 | **2028** |
| Fire Protection Dist Facil/Equip | 1.4 | $3,555,748.80 | **2029** |
| Health Unit Facilities | 0.54 | $1,371,507.54 | **2029** |
| Library | 3.8 | $9,651,327.41 | **2030** |
| Recreation Facility & Programs | 2.71 | $6,882,919.22 | **2027** |
| Road Lighting District | 0.81 | $2,051,983.00 | **2030** |
| Roads & Bridges | 5.26 | $13,359,469.65 | **2029** |
| Hospital District | 2.23 | $5,663,806.20 | **2025** |
| Hospital District Bond | 0.383 | $972,750.36 | **2027** |
| Hospital District Bond | 0.613 | $1,556,911.18 | **2028** |

# HOMESTEAD EXEMPTION FAQS

## Q WHAT IS A HOMESTEAD EXEMPTION?

**A** A Louisiana Homestead Exemption exempts the payment of property taxes on the first $75,000 of a home's fair market value, provided the owner occupies the residence.

## Q WHEN WAS THE HOMESTEAD EXEMPTION LAST CHANGED?

**A** In 1980, the voters approved a constitutional amendment increasing the homestead exemption from $50,000 to $75,000 of market value.

## Q HOW CAN THE HOMESTEAD EXEMPTION BE INCREASED?

**A** The homestead exemption can only be increased by an amendment to the Louisiana Constitution.

1. *A member of the Louisiana legislature must introduce a proposed constitutional amendment to increase the homestead exemption.*
2. *Both the Louisiana Senate and House of Representatives must pass the amendment by a 2/3rd vote.*
3. *The amendment must be ratified by a majority of electors voting in a statewide election.*

## Q IF I PURCHASE A HOME, DOES THE HOMESTEAD EXEMPTION AUTOMATICALLY APPLY?

**A** No, the homeowner must apply for the homestead exemption at the Assessor's Office.

## Q IF I PURCHASE A NEW HOME, DOES MY HOMESTEAD EXEMPTION AUTOMATICALLY TRANSER FROM MY PRIOR HOME?

**A** No, the homeowner must apply for the homestead exemption on their new home.

## Q HOW DO I RENEW MY HOMESTEAD EXEMPTION?

**A** Every January, a renewal card will be mailed to you. Please sign and return the card to the Assessor's Office. If you do not receive a card, your home does not have a homestead exemption.

# 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 a.m. and 4:00 p.m., Monday through Friday. Income requirements below are based on your prior year's Federal Adjusted Gross Income: Form 1040 & 1040-SR – line 11.

65+

## 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 VETERAN 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

## DISABLED VETERANS ADDITIONAL HOMESTEAD EXEMPTION

- Any Disabled Veteran (DV) or surviving spouse of a DV with a service-connected disability rating of 50% or more may be eligible for a larger homestead exemption:
  - 50% to 69% DV - Maximum of $100,000 homestead exemption
  - 70% to 99% DV - Maximum of $120,000 homestead exemption
  - 100% DV - Total homestead exemption

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

***It is important to note that the special assessment level does not freeze millage rates. Actual tax amounts will vary from year to year as millage rates change.***

# 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. The Assessor's determination of value is based on the value of parish real estate as determined by buyers and sellers in the market.

## ANNUAL HOUSING MARKET DATA

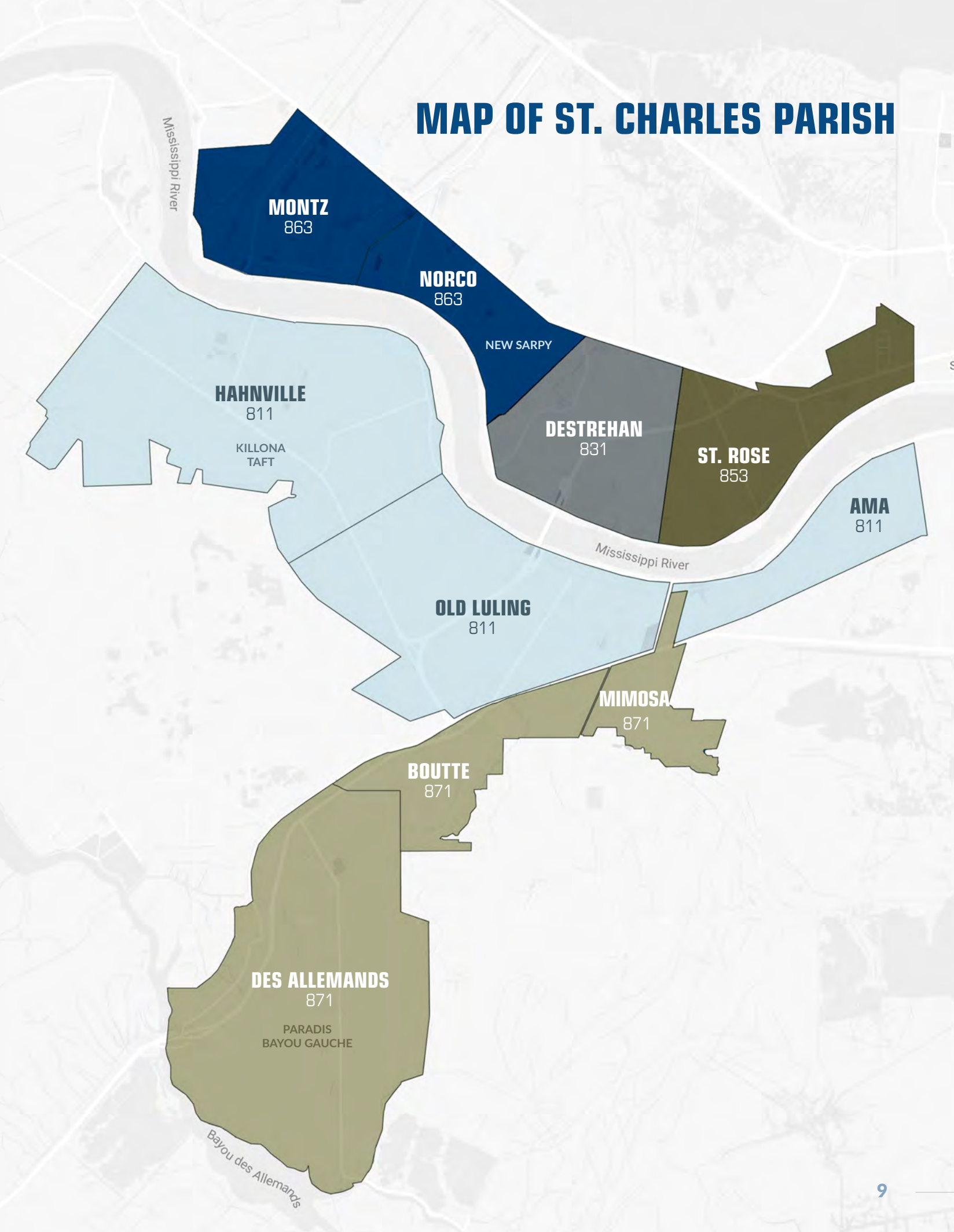
| Year | New Constructions | Days to Sell |
|---|---|---|
| 2015 | 122 | 37 |
| 2016 | 131 | 34 |
| 2017 | 123 | 27 |
| 2018 | 147 | 21 |
| 2019 | 155 | 16 |
| 2020 | 140 | 14 |
| 2021 | 126 | 6 |
| 2022 | 132 | 8 |
| 2023 | 124 | 24 |
| **2024** | **76** | **32** |

## SALES OF SINGLE FAMILY HOMES AND TOWNHOUSES VS. ASSESSED VALUE

*SALES OF IMPROVED PROPERTIES: JANUARY 1, 2024 THROUGH DECEMBER 31, 2024*

| Economic Area | Sales | Median Sale Price | Median Assessment |
|---|---|---|---|
| **WESTBANK** | | | |
| **811:** Old Luling, Hahnville, Ama | 93 | 259,900 | 253,800 |
| **871:** Mimosa, Boutte, Des Allemands | 107 | 305,000 | 284,200 |
| **EASTBANK** | | | |
| **831:** Destrehan | 105 | 310,000 | 286,200 |
| **853:** St. Rose | 41 | 218,500 | 209,400 |
| **863:** Norco, Montz | 33 | 240,000 | 213,300 |
| | **Parishwide Median:** | 288,500 | 260,300 |

# MAP OF ST. CHARLES PARISH



# APPEAL DATES FOR 2025

### AUGUST

| S | M | T | W | T | F | S |
|---|---|---|---|---|---|---|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

### SEPTEMBER

| S | M | T | W | T | F | S |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

### OCTOBER

| S | M | T | W | T | F | S |
|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

**Dates for public exposure of the tax roll**

August 22, 2025 through September 12, 2025

8 a.m.–6 p.m., M–F

**Appeals to the Board of Review deadline**

September 29, 2025

4:00 p.m.

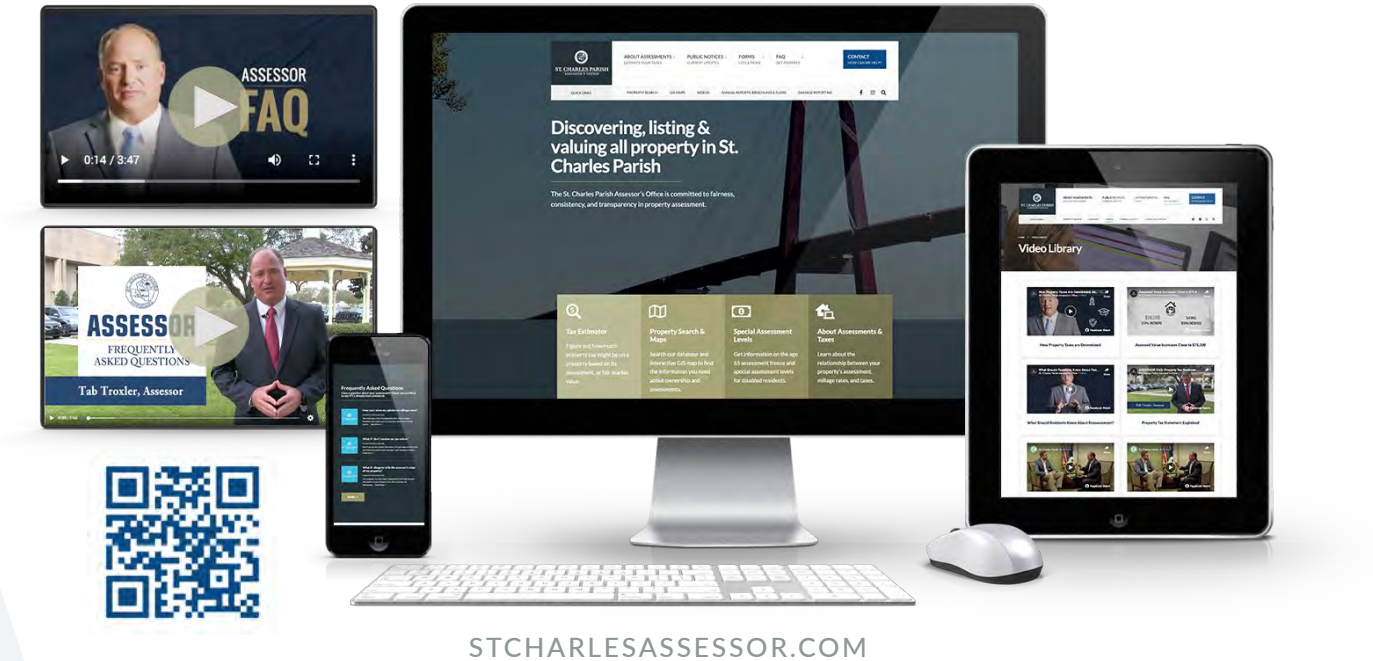
**Date for Board Review (Parish Council) meeting**

October 6, 2025

6:00 p.m.

## HAVE YOU VISITED OUR WEBSITE?

Find answers to frequently asked questions, our video library, interactive maps, property search, tax estimator, and more. Visit **scpql.com** for quick links.




STCHARLESASSESSOR.COM

# FIRST RESPONDER ADDITIONAL HOMESTEAD EXEMPTION

Certain first responders including fire fighters, emergency medical service personnel, emergency response dispatchers, peace officers, police officers, and sheriffs may qualify for additional tax exemptions up to $25,000 for their homestead property.

To qualify for the **First Responder** exemption, you **must:**

1. Be a full-time public employee **AND:**
    - Your duties include responding rapidly to an emergency; **AND**
    - You reside in the same parish in which your employer is located
2. Complete an application **each year**
    - Turn in form to Assessor's Office

**2025 FIRST RESPONDER**
ADDITIONAL HOMESTEAD
EXEMPTION APPLICATION

To qualify for the **Volunteer Firefighter** exemption, you **must:**

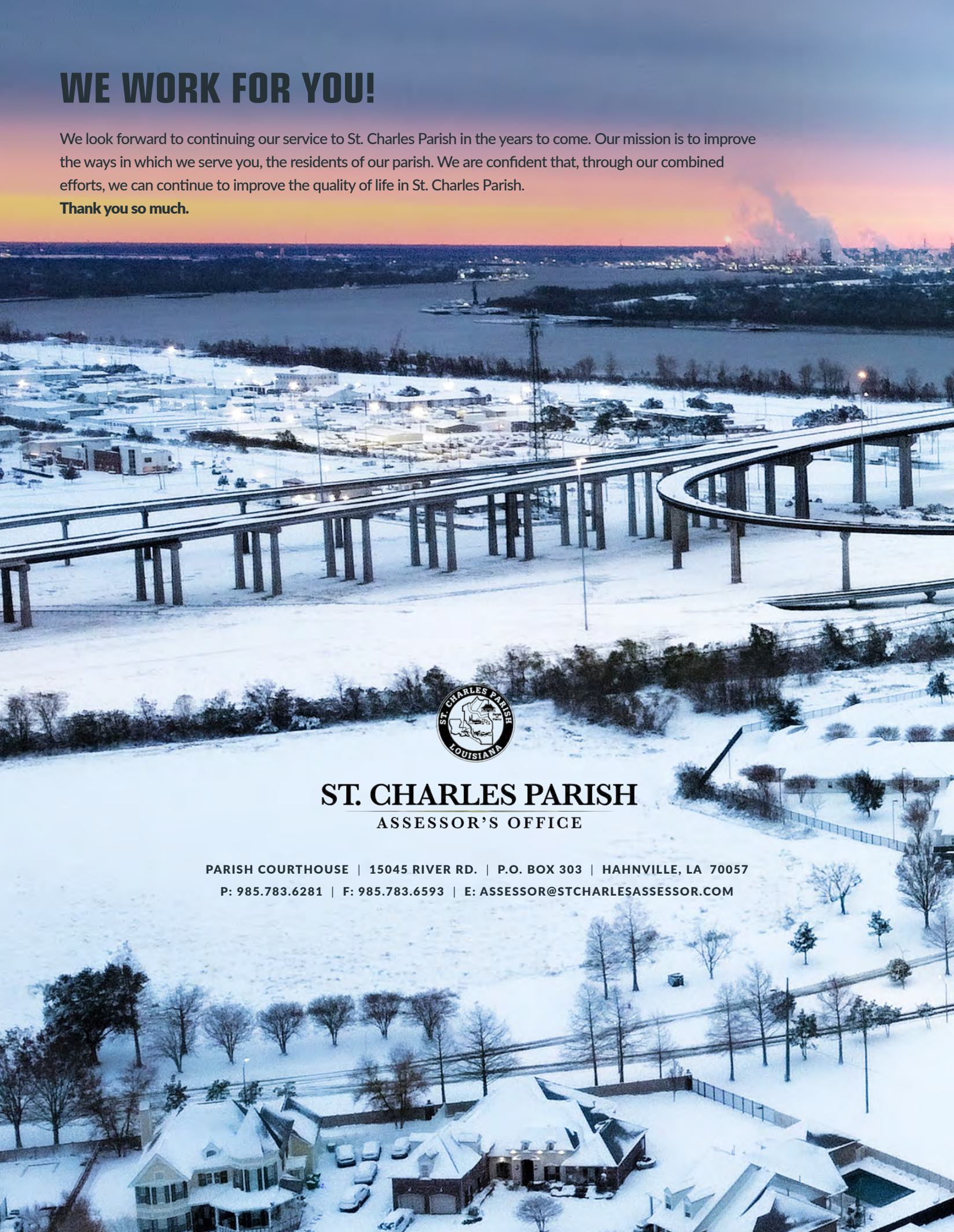
1. Have completed no fewer than 24 hours of firefighter continuing education within the current tax year **AND:**
    - Be an active member of the Louisiana State Fireman's Association; **OR**
    - Be on the departmental personnel roster of the Volunteer Firefighter Insurance Program of the Office of the State Fire Marshal
2. Complete an application **each year**
    - Turn in form to Assessor's Office

**2025 VOLUNTEER FIREFIGHTER**
ADDITIONAL HOMESTEAD
EXEMPTION APPLICATION

# 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 improve the quality of life in St. Charles Parish.

**Thank you so much.**



## ST. CHARLES PARISH

### ASSESSOR'S OFFICE


PARISH COURTHOUSE | 15045 RIVER RD. | P.O. BOX 303 | HAHNVILLE, LA 70057

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