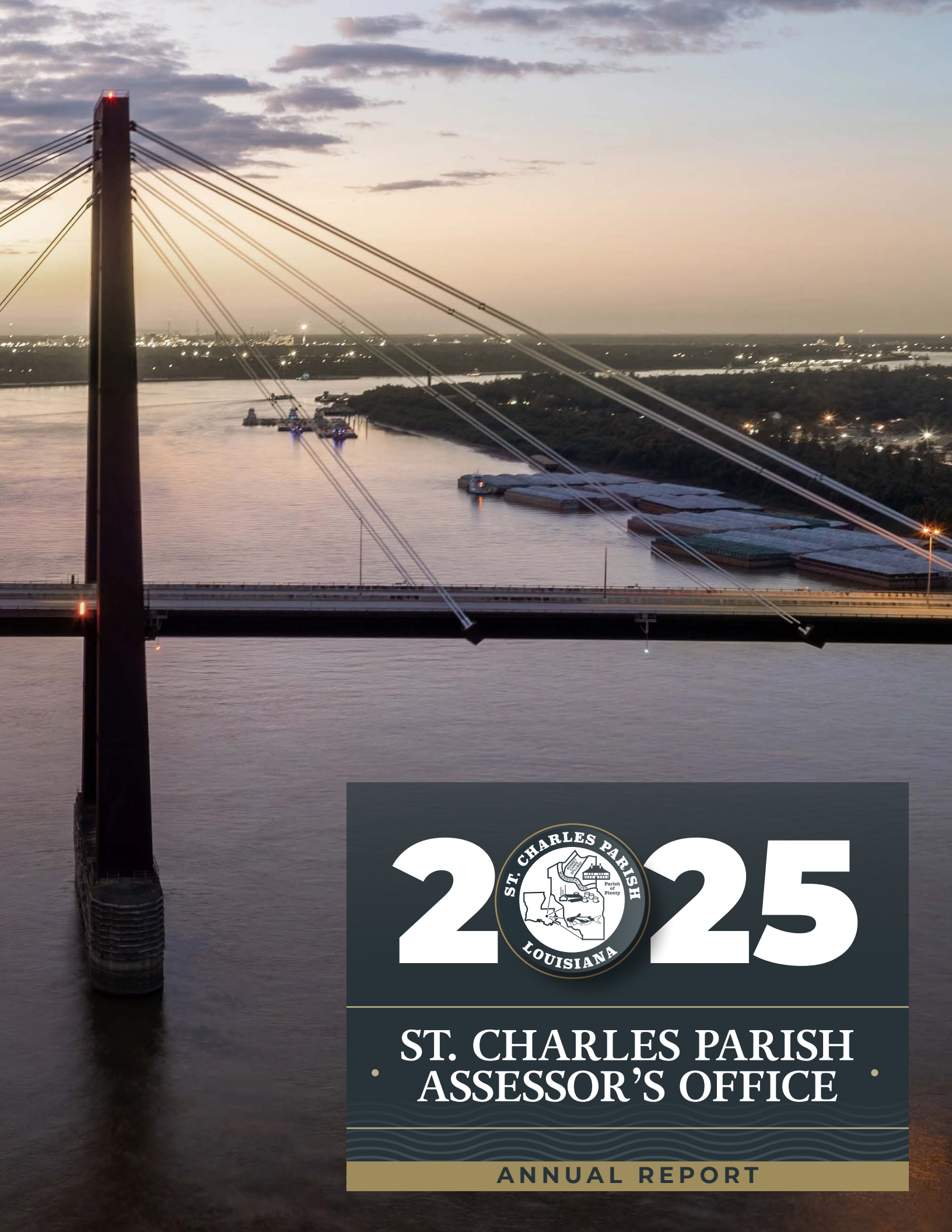


2025

ST. CHARLES PARISH ASSESSOR'S OFFICE

ANNUAL REPORT

A MESSAGE

FROM YOUR ASSESSOR

Serving as your elected Assessor is both an honor and a responsibility that I take seriously every day. Our office works to make sure property assessments are fair, accurate, and consistent for everyone in St. Charles Parish. While much of our work involves data, laws, and valuation standards, at its heart our mission is simple: to serve you with professionalism, transparency, and respect. Throughout the year, our team focuses on maintaining accurate property records, administering homestead exemptions, assisting residents and businesses, and ensuring that local taxing authorities receive reliable information they can depend on. We strive to make our processes easy to understand and accessible, because we believe taxpayers deserve clarity and confidence in how assessments are conducted. Over the years, we have continued modernizing our operations by improving technology, enhancing GIS mapping and data systems, and strengthening customer service. These improvements allow us to operate more efficiently while providing additional services to our community. I remain committed to listening, communicating openly, and working in the best interest of the citizens of St. Charles Parish. Thank you for your continued trust and for allowing me the opportunity to serve you.

Tab Troxler
St. Charles Parish Assessor

AN OVERVIEW

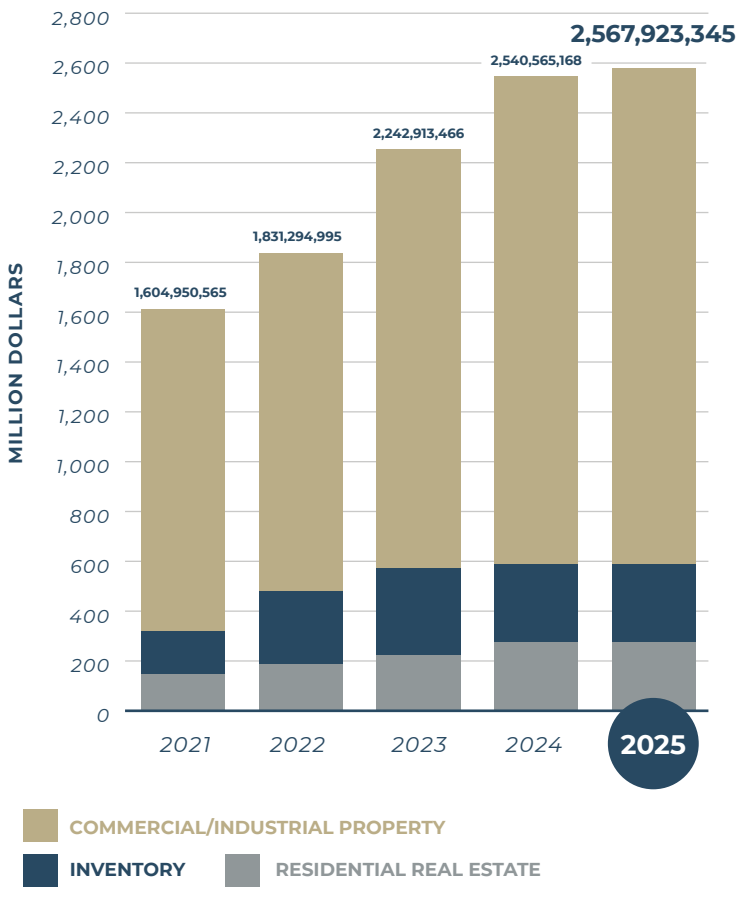
2025 TAX ROLL

The Assessor is responsible for discovering, listing, and valuing all taxable property in St. Charles Parish. For **2025,** *all taxable property totaled an assessed value of* **$2,567,923,345—an increase of approximately 1% from $2,540,565,168 in 2024.**

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 **$259 million** *in property taxes for the various taxing districts in St. Charles Parish, which represents a* **decrease of about $1 million from 2024.**

• CHANGE IN ASSESSED VALUE •

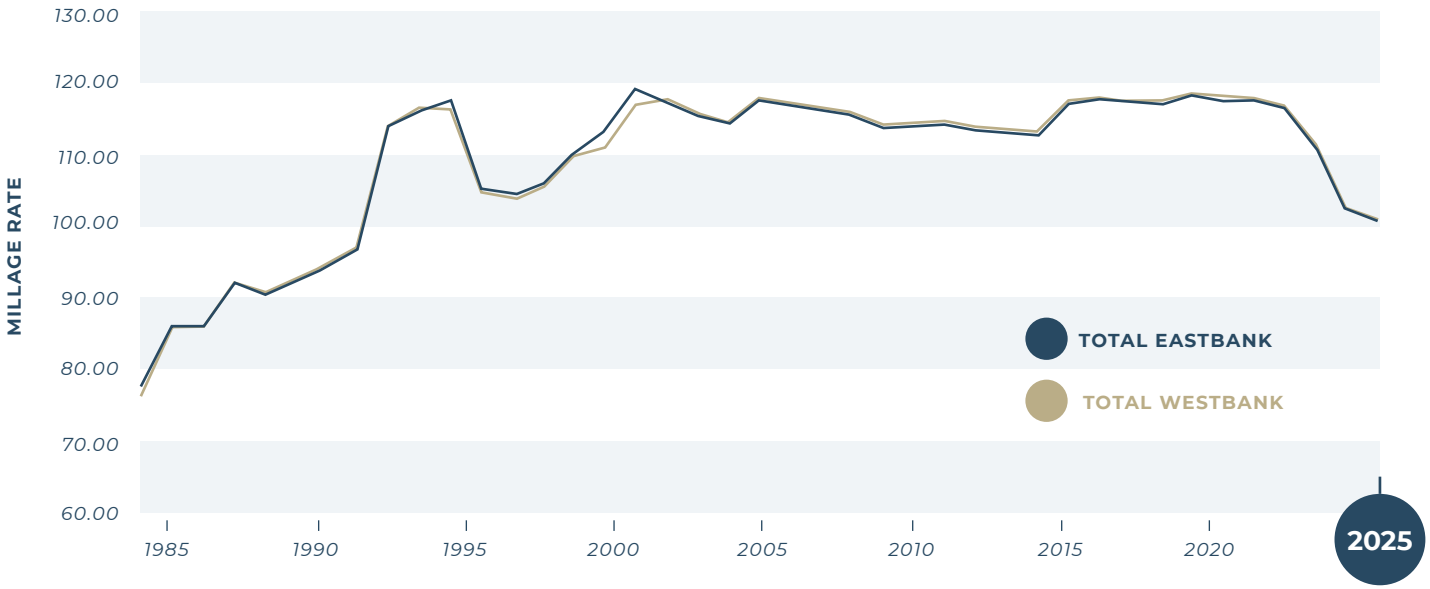


YEAR OVER YEAR

MILLAGE REDUCTIONS

The total average millage rate has ***decreased by 15%*** *from its high in 2019, and is the lowest since 1992.*

• MILLAGE RATES BY YEAR •

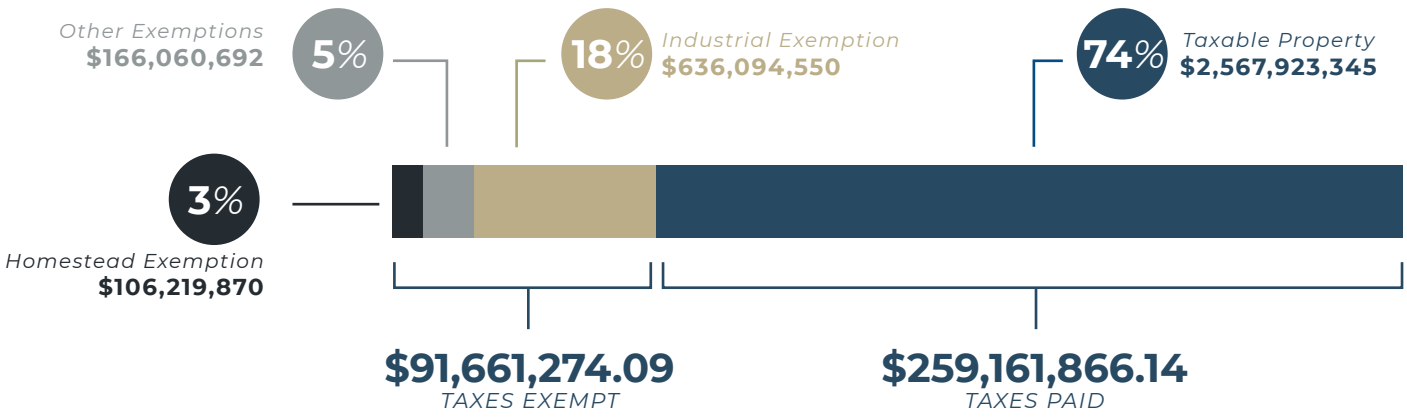


EXEMPTIONS VS. TAXABLE PROPERTY

COMPARING THE NUMBERS

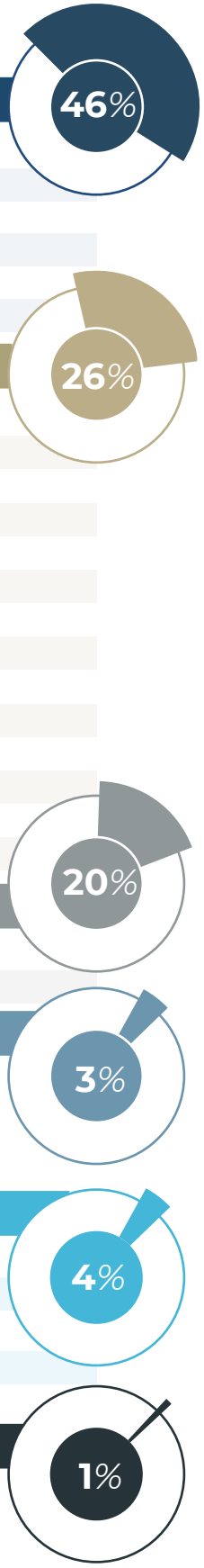
18% *of the assessed value on St. Charles Parish's tax roll is exempt from tax as a result of the Industrial Tax Exemption Program (ITEP). Chart below considers adjudicated property as taxable.*

• 2025 TAX ROLL COMPOSITION: ASSESSED VALUE •



REVENUE BREAKDOWN

NAME	MILLS	PROPERTY TAXES	EXP. YEAR
EDUCATION			
School District (CI)	*4.16*	*$10,677,553.91*	**2027**
School District (MO)	*33.92*	*$87,063,136.54*	**2027**
School District No. 1 Bonds	*1.19*	*$3,054,399.16*	*2032*
School District No. 1 Bonds	*1.61*	*$4,132,417.42*	*2034*
School District No. 1 Bonds	*1.2*	*$3,080,065.57*	*2041*
*School District Regular**	*3.87*	*$9,933,207.12*	*N/A*
PUBLIC SERVICES			
911 Emergency Telephone System	*0.88*	*$2,258,712.89*	*2030*
ARC	*0.58*	*$1,488,696.73*	*2034*
Council on Aging	*0.83*	*$2,130,376.59*	**2027**
Council on Aging (Programs)	*0.65*	*$1,668,365.51*	*2028*
Fire Protection Dist Facil/Equip	*1.4*	*$3,593,403.96*	*2029*
*General Alimony**	*2.85*	*$7,315,153.36*	*N/A*
Health Unit Facilities	*0.53*	*$1,360,362.13*	*2029*
Library	*3.65*	*$9,368,521.85*	*2030*
Mosquito Control Program	*0.84*	*$2,156,045.23*	*2031*
Recreation Facility & Programs	*2.68*	*$6,878,806.28*	**2027**
Road Lighting District	*0.78*	*$1,996,955.44*	*2030*
Roads & Bridges	*5.18*	*$13,295,609.51*	*2029*
Wastewater Facilities	*2.01*	*$5,159,101.00*	*2044*
Levees & Flood Protection	*3.5*	*$8,983,519.19*	*2044*
LAW ENFORCEMENT			
*Law Enforcement District**	*16.23*	*$41,657,859.54*	*N/A*
*Law Enforcement District**	*3.6*	*$9,240,190.42*	*N/A*
LEVEE BOARDS			
Lafourche Basin Levee District (Westbank)*	*3.75*	*$4,345,549.72*	*N/A*
Pontchartrain Levee District (Eastbank)*	*3.53*	*$4,906,792.69*	*N/A*
HEALTHCARE			
Hospital District	*2.23*	*$5,723,785.28*	**2025**
Hospital District Bond	*0.383*	*$983,052.00*	**2027**
Hospital District Bond	*0.613*	*$1,573,398.00*	*2028*
Hospital District Bond	*0.492*	*$1,262,825.46*	*2031*
Hospital District Bond	*0.572*	*$1,468,163.60*	*2035*
ASSESSMENT DISTRICT			
*Assessment District**	*0.89*	*$2,284,380.45*	*N/A*



*Millage has no expiration date

Total: $259,040,407.27

ABOUT AD VALOREM TAXES

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 rate is expressed as a millage, derived from a Latin term meaning "thousandth." Each millage represents the amount levied for every $1,000 of taxable assessed value.

St. Charles Parish Properties

TOTAL 2025 MILLAGE RATES

EASTBANK
100.85

WESTBANK
101.07

FIVE YEAR OUTLOOK

EXPIRING MILLAGES

- *The following operating 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**
Council on Aging	*0.83*	*$2,108,053.24*	**2027**
Recreation Facility & Programs	*2.71*	*$6,882,919.22*	**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**
Roads & Bridges	*5.26*	*$13,359,469.65*	**2029**
911 Emergency Phone System	*0.89*	*$2,260,442.49*	**2030**
Library	*3.8*	*$9,651,327.41*	**2030**
Road Lighting District	*0.81*	*$2,051,983.00*	**2030**

FREQUENTLY ASKED QUESTIONS

HOMESTEAD EXEMPTION

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: 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 two-thirds 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.*

LOOKING AHEAD

65 FREEZE PROPOSED CHANGES

On November 3, 2026, voters will consider Act 220 on the 2025 legislative session, *a proposed constitutional amendment related to the income eligibility threshold used to qualify for a special assessment level or "freeze" on residential property assessments. This constitutional benefit allows eligible homeowners to "freeze" their property assessment as long as they own and occupy the home.*

If approved by voters, Act 220 would raise the income eligibility limit from $102,700 to $150,000 for homestead owners seeking to qualify for the special assessment level.

The proposed amendment will appear on the November 3, 2026 ballot. Residents are encouraged to review the measure and stay informed about how it may affect their property assessment.

SPECIAL ASSESSMENT LEVELS

Eligible homeowners may apply for various special assessment levels, or "freezes," for their homesteads. *The special assessment level will freeze the assessed value of your 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 11A.*

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 $102,700 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 $102,700 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 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 $102,700 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:

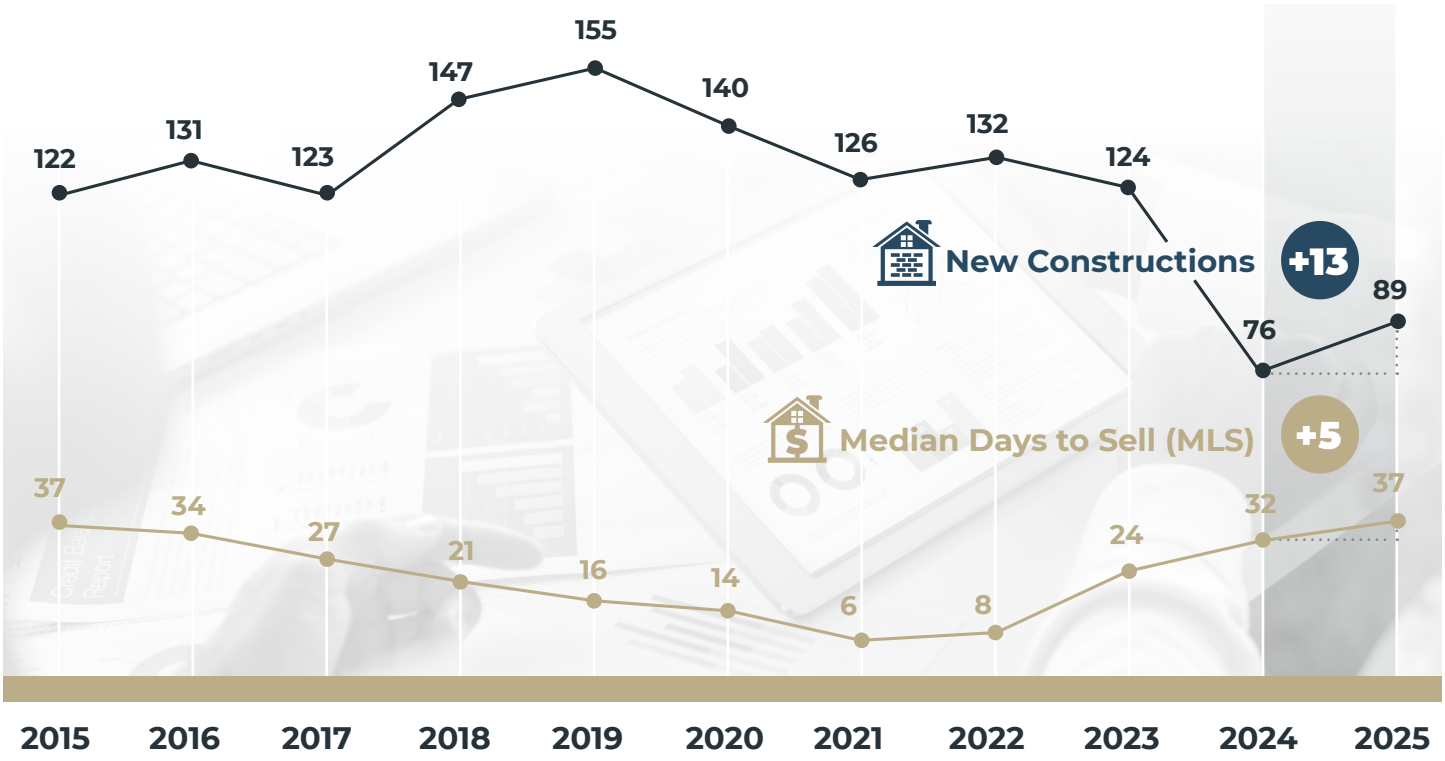
- *50% to 69% DV = Maximum of $100,000 homestead exemption*
- *70% to 99% DV = Maximum of $120,000 homestead exemption*
- *100% DV = Total homestead exemption*

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.*

2025

New Constructions
89

Median Days to Sell (MLS)
37

HOME AND TOWNHOUSE SALES

VS. ASSESSED VALUE

Sales of Improved Properties: January 1, 2025 Through December 31, 2025

Westbank: Economic Area	Sales	Median Sale Price	Median Assessment
811 Old Luling, Hahnville, Ama	94	255,000	223,600
871 Mimosa, Boutte, Des Allemands	156	296,500	255,200

Eastbank: Economic Area			
831 Destrehan	103	290,000	253,000
853 St. Rose	34	235,250	196,300
863 Norco, Montz	68	246,000	200,150
		270,000	**234,100**
		Parishwide Median	

IMPROVED PROPERTIES

2025 SALES

2026

APPEAL DATES

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			

Dates for Public Exposure of the Tax Roll

August 21, 2026 through September 4, 2026

8 a.m.–6 p.m., M–F

Appeals to the Board of Review Deadline

September 21, 2026

4:00 p.m.

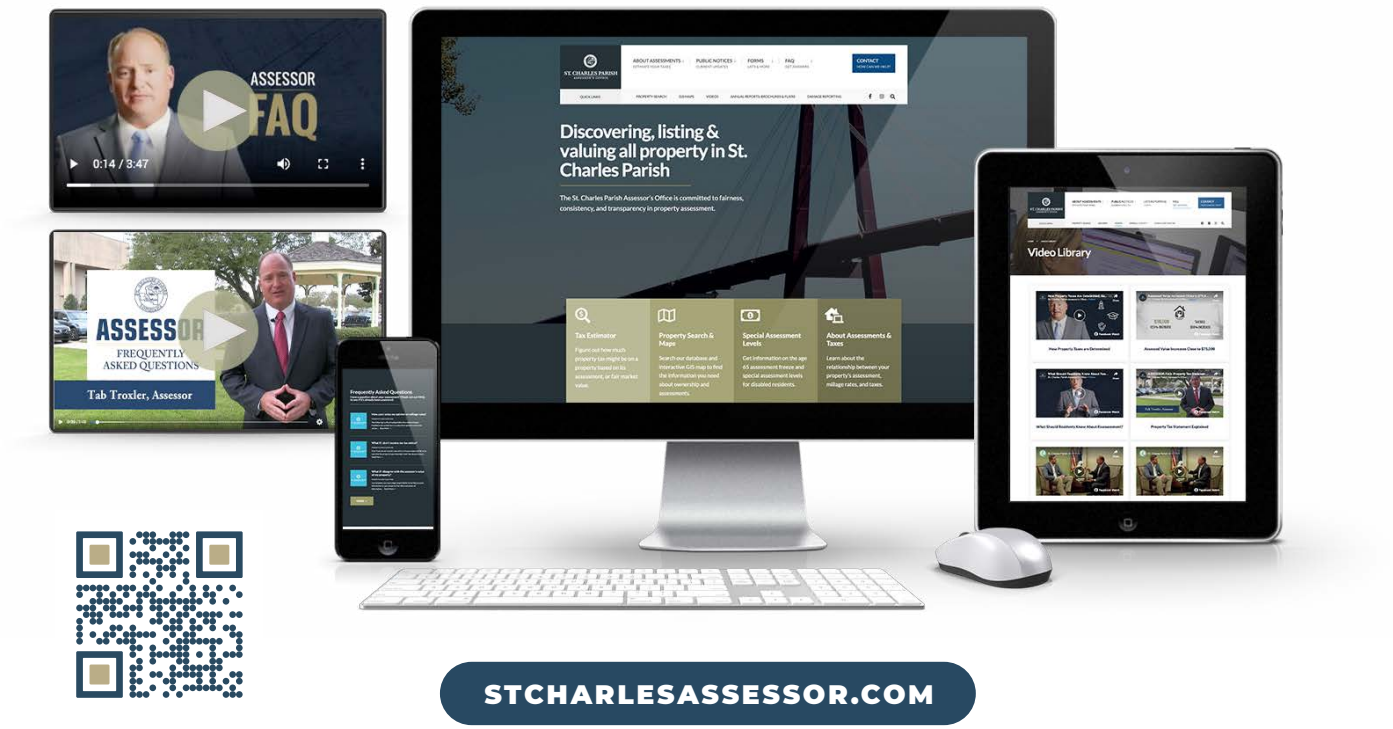
Date for Board Review (Parish Council) Meeting

Sept 28, 2026

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.**



ADDITIONAL HOMESTEAD EXEMPTION

FIRST RESPONDERS

SCAN FOR APPLICATION
(2026 First Responder)

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

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**
   - *Submit form to the Assessor's Office*

ADDITIONAL HOMESTEAD EXEMPTION

VOLUNTEER FIREFIGHTERS

SCAN FOR APPLICATION
(2026 Volunteer Firefighter)

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**
   - *Submit form to the Assessor's Office*

WE WORK FOR YOU!

We look forward to continuing our service to St. Charles Parish in the years to come. Our mission is to continue expanding 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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