

The intent of this e-mail is to share information about the property assessment appeal process and try to get a few homeowners together to get a discounted rate on the appraisals needed. The information below is MY estimate of what you can save. The county determines the actual assessment values of your home. Keep in mind, the appeal process does not guarantee your taxes will reduce. The county has the right to keep them the same, or increase them. The information is based on 2010's information.

As you may know, our area has extremely high taxes compared to the values of our homes. You may not know that you have the right to appeal your property assessment each year and hopefully get the taxes lowered. The annual appeal process for this year begins on May 1st and goes through August 1st. I have contacted consulting firms and agencies that offer appeal services and learned some valuable information from them. You may have been contacted by some of them yourselves. They normally work on a contingency fee (50%-75%) of your first year's savings.

How do you know if your property assessment and therefore taxes are too high and you should appeal them?

If you look at your School taxes and your Chester County Tax bills, you will notice there is a property assessment value on them. Mine is 186,460. What does this mean? The assessment value is what your house would have been worth in 1996, which was the last time the county was assessed. To determine the Market Value of your house today, you should multiply the assessment value by a Common Level Ratio factor of 1.89, which means I am being taxed on my house as if it was worth, \$352,400. If your market value is greater than what you think your house is worth, it may be beneficial for you to appeal your property assessment. The appraisal and comparable properties will help determine that. *Keep in mind, the appeal process does not guarantee your taxes will reduce. The county has the right to keep them the same, or increase them.*

How do I determine what I can save?

1. First you have to estimate what is your new property assessment value. To do so, take the market value of your home divided by the Common Level Ratio (CLR) of 1.89. For example, if you believe your house would sell for \$270,000, your assessment value would be 142,857. *To see all CLR's for PA, go to <http://evans-legal.com/dan/comlevel.html>*
2. To determine your School tax, you need to multiply your assessment value by 2.795%. This is the 2010 millage rate for Coatesville School District. $142,857 \times 2.795\% = \$3,993$. This is your base tax rate.
3. To determine your Chester County tax, you need to multiply your assessment value by 0.3965%. This is the 2010 millage rate for Chester County. $142,857 \times 0.3965\% = \566 . This is your base tax rate. (to find out county and school district millage rates, Google "chester county millage rate")
4. Subtract the possible new taxes from your 2009 base rates.

Here are some quick examples of what your taxes could be based on new assessments.

Market Value	CLR	Assessment	Mills	School Base Tax	Mills	County Base Tax	Total Base Tax
\$ 250,000	1.89	132275	2.795%	\$ 3,697.09	0.3965%	\$ 524.47	\$ 4,221.56
\$ 260,000	1.89	137566	2.795%	\$ 3,844.97	0.3965%	\$ 545.45	\$ 4,390.42
\$ 270,000	1.89	142857	2.795%	\$ 3,992.86	0.3965%	\$ 566.43	\$ 4,559.29
\$ 280,000	1.89	148148	2.795%	\$ 4,140.74	0.3965%	\$ 587.41	\$ 4,728.15

What does it cost to appeal my property assessment?

There is a processing fee of \$25 that is due when you file your form.

Information

To find out information about the appeal process or to download the application form, please go to <http://dsf.chesco.org/chesco/cwp/view.asp?A=1413&Q=573702>

If you would like a comparable quote for an Appraisal, please contact John D. at 610-273-2030