

# 2017 Reassessment Project FAQ

**The Office of Property Assessment (OPA) recently mailed Change of Assessment Notices to 530,000 Philadelphia residential property owners.**

## **What makes up the total market value?**

The total market value of your property is determined by adding together two components: the land market value (for the land your property sits on) and the improvement market value (for the actual building/structure that is on the land).

## **What was changed?**

OPA improved the allocation between land and improvement that makes up the total market value of your property.

OPA also examined the values of all condominiums as a part of the ongoing effort to improve the accuracy of assessments across the City.

And third, as is the case each year, changes were made to properties to which improvements were made.

## **Why did my assessment change?**

If your assessment changed, it was most likely for one of three reasons:

- The assessed value of your land was made more accurate
- The value of your condominium was reassessed and made more accurate
- Improvements were made to your property

## **Why did OPA make these changes?**

OPA made the allocation between land and improvement ratios that make up your total market value more accurate. This improves the uniformity and accuracy of assessments across the City.

## **Does that mean my taxable assessment has increased for 2017?**

Probably not. In fewer than 15% of cases, the taxable assessment has increased for tax year 2017.

## **How many assessments were changed?**

Of the 530,000 properties that were reassessed, about 76,000 (14.3%) saw increases in the taxable assessment. Additionally, a small number (6,400 or 1.2%) saw decreases in the taxable assessment. But most properties (84.5%) saw no change in the taxable assessment. Which means, for most properties, the reassessment will have no impact on the taxes owed.

### **What does this mean for my tax bill?**

The assessed value notice provides important information that may impact your tax bill. The assessed value will be used by the Department of Revenue in the calculation of the 2017 real estate tax bill (due March 31, 2017). The 2017 tax bill will be sent out in December 2016.

### **I have 10-year tax abatement. Can the value of my land change during the term of the abatement?**

Yes. The assessment on the land may increase, as per the abatement ordinance. The law requires that properties be treated uniformly and fairly regardless of whether there is an abatement. This means that properties with and without an abatement have been reassessed in a uniform manner.

### **If I have an abatement, and the value of my land increased during this reassessment, is it possible that my taxes will increase?**

Yes, it is possible because that abatement is on the improvement, not the land. So, if your land value increases, there is a possibility your tax bill will increase. But, that will depend on the tax rate that is set as part of the City's annual budget process. Your new bill showing any changes will be provided in December, 2016.

### **Why would the values listed on my home improvement or new construction permit not match the assessment values?**

Assessment values are determined according to assessment law. Estimated costs of improvements or new construction listed on a building permit are just one indication of value.

### **What about vacant land parcels? Why haven't the values changed?**

OPA has not yet completed its reassessment of vacant land parcels. About 30,000 vacant land parcels are part of this effort. Notices for vacant land reassessments will not be mailed until July.

### **My neighbor and I have identical lots. Why are our land values different?**

That may depend on the extent that the property is developed, as developed properties result in increased value for the land.

There may be other differences between the properties that are not immediately obvious. For example, the condition of an improvement may be so bad that it should be demolished, and the remaining land parcel may be too small for a new structure.

### **What can I do if I don't agree with the new assessment? How do I appeal it?**

If you received a Change of Assessment Notice, you may file a First Level Review application with the Office of Property Assessment (within 30 days of notice date). An application was mailed with the notice, but you may contact our office if your application has been lost or misplaced.

**Can I still file a formal appeal application with the Board of Revision of Taxes?**

Yes. You have until the first Monday of October 2016 to file with the BRT.