



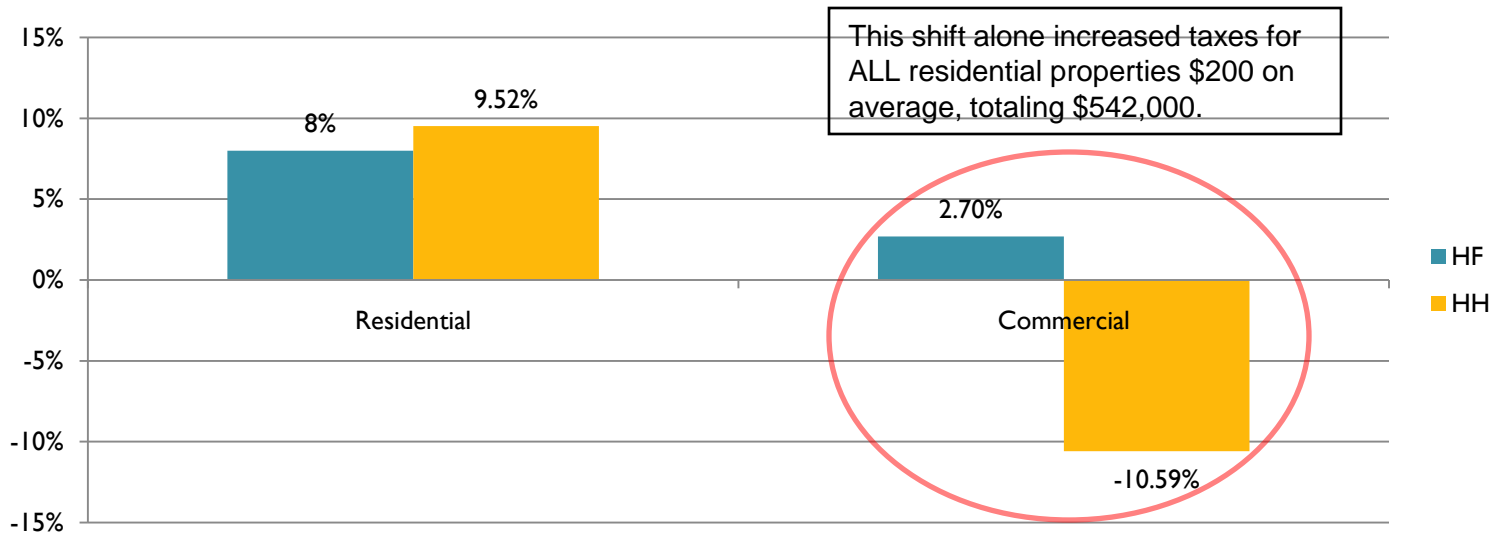
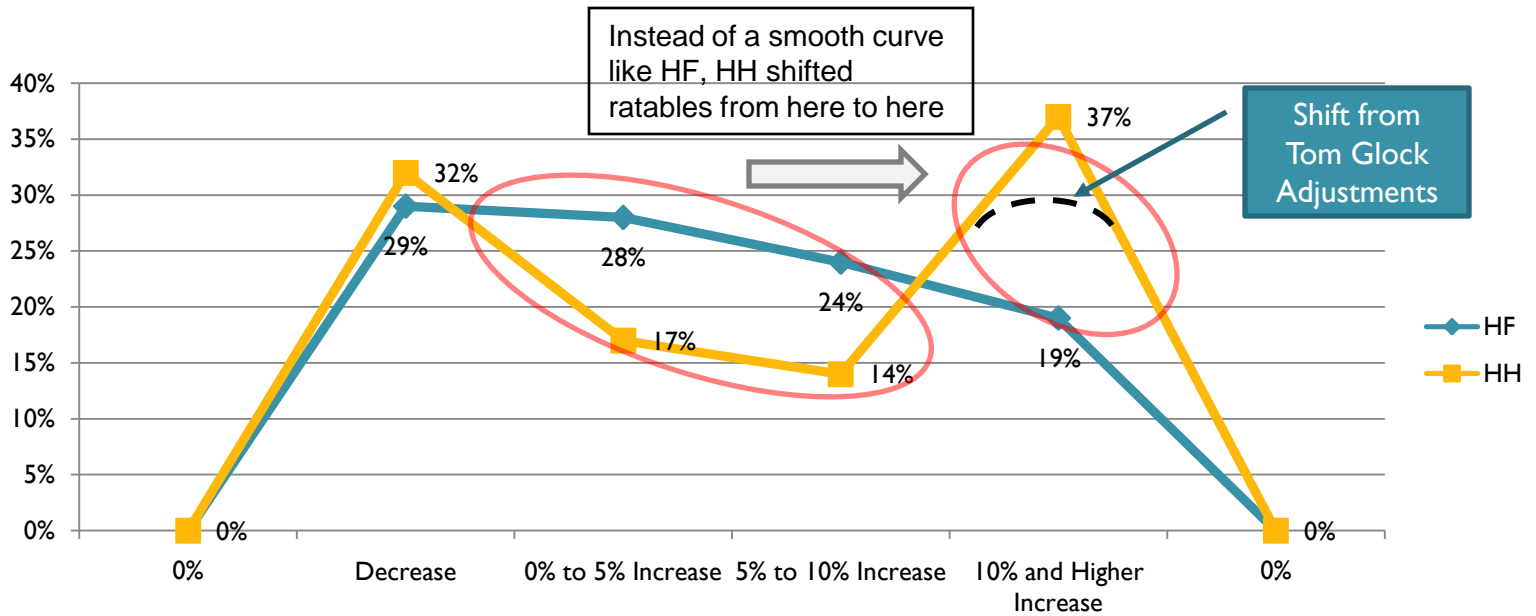
# Analysis of Tax Assessor Adjustments in 4<sup>th</sup> Q. 2007

Scott M. Alexander – Mayor

Tad Fetter – Chairman Finance Committee

February, 5<sup>th</sup>, 2008

# Tax Shifts – HH versus HF



# Overview of 2008 Ratable Base and Properties

	<b>Number of Properties</b>	<b>Ratable Base</b>	<b>Average Assessment Per Property</b>	<b>Percent of Total Ratable</b>
Vacant Land	80	\$2,398,400	\$29,990	.29%
Residential	2,510	\$728,223,300	\$290,128	88.53%
Commercial	186	\$91,166,600	\$490,143	11.08%
<u>Long Lines</u>	<u>1</u>	<u>\$904,619</u>	<u>\$904,619</u>	<u>.11%</u>
Total	2,777	\$822,691,900	\$296,252	100%

# What the Tax Assessor Did

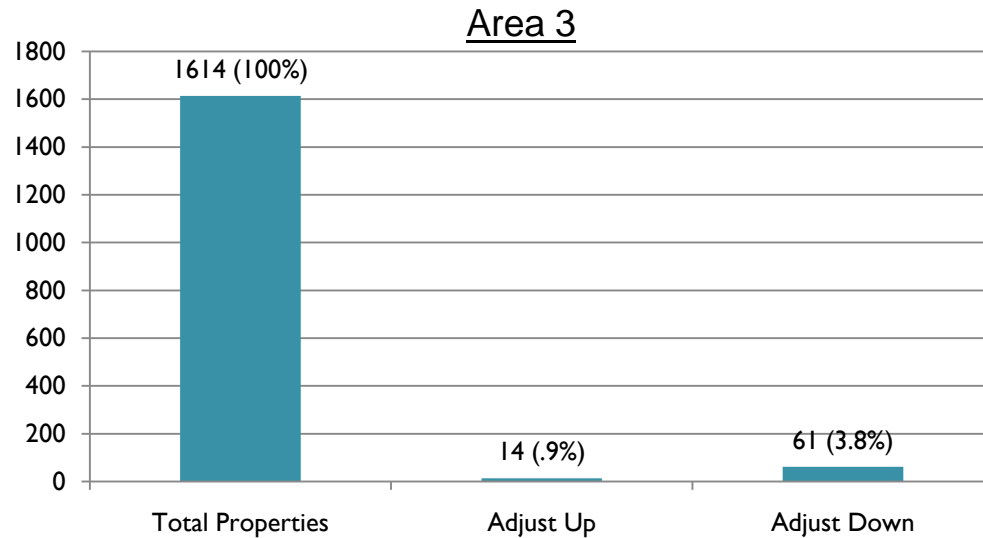
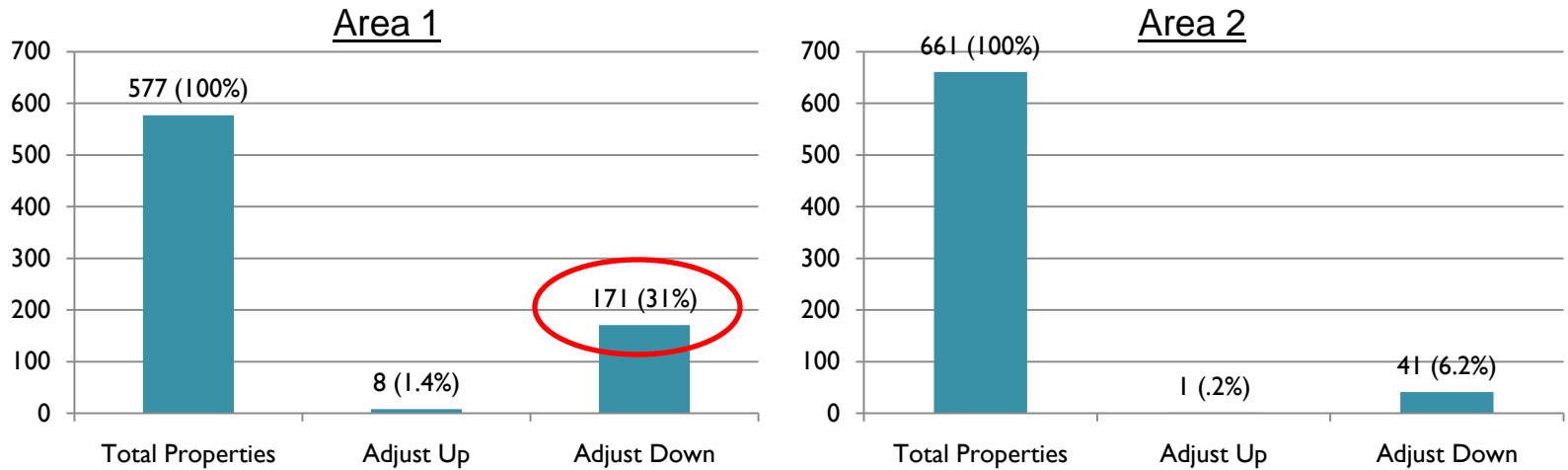
- 407 different residents called to set up adjustment appointments in 2007
- The Tax Assessor did 50 in-home inspections of the 407 properties
- 98 (24%) of the 407 received adjustments
- When the Tax Assessor reviewed those 98 properties by in-home inspections and block by block, he also made exterior improvement adjustments to 200 additional surrounding properties.
- 298 total adjustments were made in the system, 23 up and 275 down
- 18 of these adjustments were from county level appeals
- No communications between Tax Assessor and Council

# Detailed Results

	Number of Properties	Change in Ratable Base (\$)	Change in Ratable Base (%)	Average Change per Property (\$)
Properties Up	23	\$901,540	11.40%	\$39,197
Properties Down	275	(\$6,449,100)	(6.36%)	(\$23,451)
Total	298	(\$5,647,560)	(5.07%)	(\$18,616)

The adjustments shifted \$5,647,560 to other properties in HH. The net change in ratable base represents .68% of the total HH ratable base, and adds \$.017 to the tax rate.

# 2008 Adjustments by Area to Date



# Commercial Changes

	Number of Properties	Change in Ratable Base (\$)	Change in Ratable Base (%)	Average Change per Property (\$)
Properties Up	5	\$432,740	21.94%	\$86,548
Properties Down	4	(\$104,370)	(8.35%)	(\$26,075)
Total	9	\$328,440	10.20%	\$36,493

The adjustments shifted \$328,440 of ratable base back to commercial properties, reducing residential tax burden by \$.0010 per \$100 of assessed value. This increases commercial ratables by .36%.

# Proposed Action Items

- Provide clear communications to residents who want to appeal their taxes.
- Current adjustments by Tom Glock were not made on market effect or land value, but through inspection of the property whether exterior or interior. This confirms that accurate exterior and interior inspections were not completed by the appraisal company. Haddonfield had a 94% interior inspection rate.
- **Go after PPA for cost of appraisal as well as for damages**, since they did not fully execute their contract. The contract between HH Borough and PPA states: “No less than three attempts shall be made to gain entry to each property. If successful entry has not been made, a card shall be left at the property.” We many residents who have and will attest that these two pieces of the contract were not executed. We should consider a contingency approach to a lawsuit.
- The only way to quickly level set appraisal is go back to 2006 assessed values and use these to determine 2008 tax burden to property owners. This can only happen if done quickly. Property owners who then feel that their assessments in 2006 are too high will need to ask for a correction at the municipal level. **Work through the state to get action.**
- In addition to above, **apply to have a town-wide reassessment as soon as possible.**