

Reassessment

The Louisiana State Constitution mandates that every Assessor must perform a parish-wide reevaluation of all property at least once every four years. Reassessing property every four years saves the property owner money; however it can result in a substantial increase in values four years later.

Why are properties reassessed? The State mandates Assessors must reappraise property to ensure fair and equitable assessments, while also, keeping up with changing market values.

Which properties were reassessed? Those properties that are most out of ratio will be evaluated first. Also, properties in the same market area or general location to the most out of ratio properties are reassessed. We also look at areas that may have received complaints of inequity from property owners.

How is square footage determined? We use OUTSIDE measurements to figure an improvement's square footage for consistency. This may be a different figure if you are looking at inside measurements. We obtain measurements from field inspections, owner provided documents, MLS sold listings, or building plans when provided.

What if my Square Footage is not correct? That does happen. Sometimes we may mistake an enclosed porch for living area, did not include an upstairs room, or have an incorrect wall length measurement. If we have made an error, please let us know as we desire to be as accurate as possible.

What if my "neighbor" is assessed less than mine? Make sure your properties are comparable. Square footage (total including garage, storage, and etc-not just living area) is a determining factor. Age/Effective Age is used as well. Location and market area are also considered. Price per square foot can also differ greatly, even between neighboring subdivisions.

Can I question my assessed value? Yes, we will gladly go over your property values with you. If you feel your value is incorrect, please contact us. We would need you to provide us with written documentation (an independent appraisal report, insurance claim document, or other documents) to support any adjustments to your value.

Why have my taxes increased so much? There can be several factors contributing to make that happen. However we only have control over your value and determining if your property is assessed fairly. If your property was under or over assessed, then correcting the assessed value may lead to changes in taxes. The amount of taxes paid is determined by millages levied for schools, fire, police, and other taxing districts. ** Tax districts may adjust millages as provided by law, which may adjust tax dollars due December 31**