

Are your taxes going up?

Here are some steps you can take to protect yourself:

If you believe that the assessors office has appraised your home at more than its real value, you can appeal your assessment:

- In-Person Appeals are held at the Assessor's Office on the 4th floor of City Hall, 1300 Perdido Street, in New Orleans every business day from 8:30am-4:00pm until August 19th. There is no third-party review and the Assessor's office can make a final decision about whether to change your assessment.
- Online or "Formal Appeals" can be submitted at nolaassessor.com until August 22nd at 4pm. Formal appeals are reviewed by the City Council and may be appealed to the Louisiana Tax Commission. You may pursue both an Informal Appeal and a Formal Appeal.

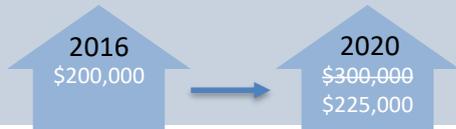
To support your appeal, you will need to provide evidence that the assessor's appraisal is too high. Forms of evidence include:

- Evidence of recent sales of real estate in your neighborhood that show that your home would sell for less than the assessor's appraised value.
- A professional appraisal or insurance documents that show that your home is valued at less than the assessor's appraised value.
- Proof of damage to the home that lowers the value of the home – make sure to bring pictures! You may also bring a contractor's estimated cost of repair.
- Evidence that parts of the assessor's valuation of your home are inaccurate, for example, if the assessor has the wrong square footage, number of bedrooms, etc.

Make sure you are already claiming the tax relief that you are entitled to:

- Homeowners should confirm that they are receiving their homestead exemption on their primary residence.
- Citizens who are 65+ may be eligible to have their taxes frozen and should confirm that they are receiving their senior citizens freeze. This freeze is permanent.
- Citizens with a disability should confirm that they are receiving their disability freeze. This freeze must be reapplied for annually.
- If the assessed value of your home has increased by 50% or more, the increase of your tax bill will be phased in over 4 years, at a rate of 25% of the increase per year.

Even if you have an age freeze (or disability freeze), you should still dispute your increase if it doesn't look right. This could protect your children or heirs from losing the property when it is passed down to them because the freeze will not continue forward.



Example: Since this \$100,000 increase in home value (\$200,000 → \$300,000) is 50% of the original assessment, the increase will be phased in at \$25,000/year from 2020 until 2024.

Homeowners with mortgages:

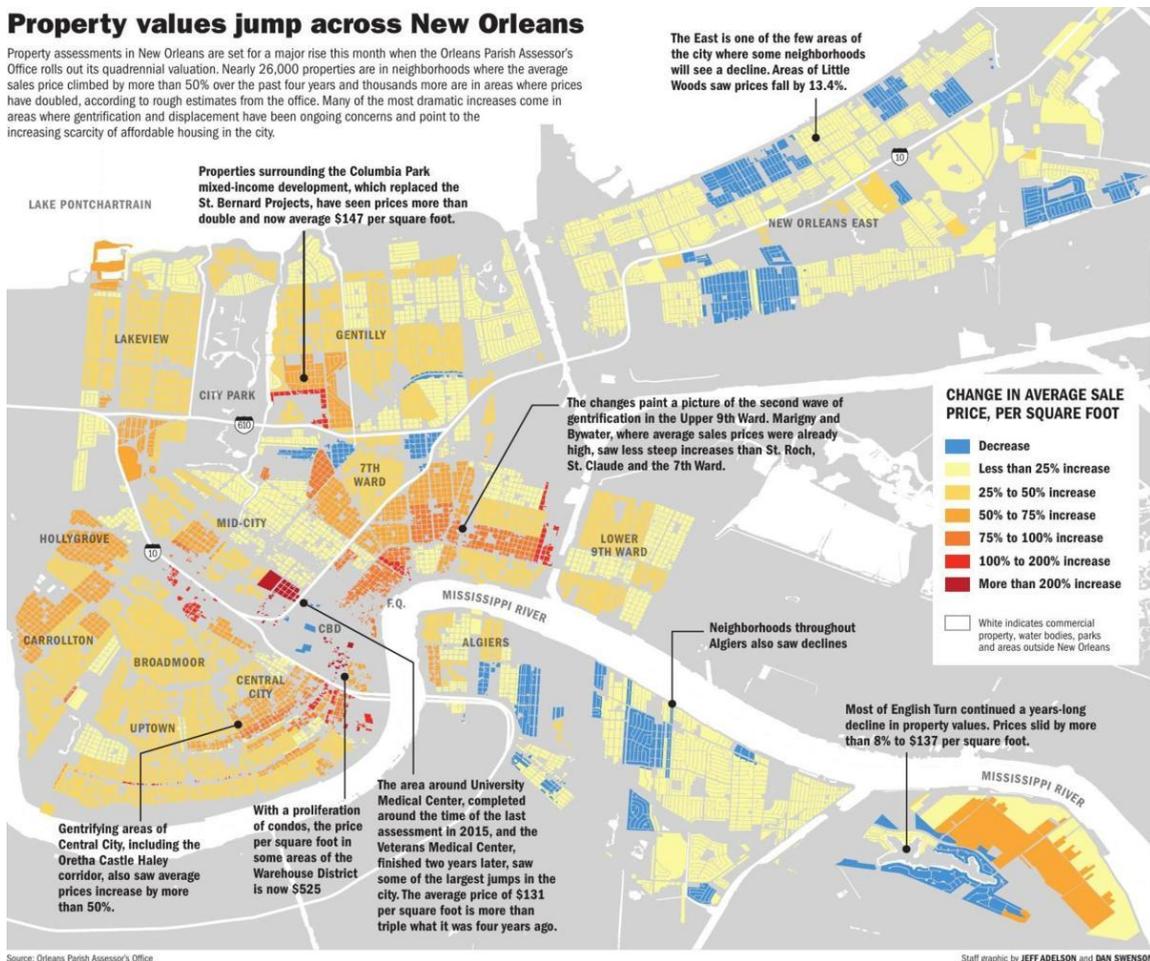
- If you believe that you will have problems keeping up with your mortgage payments because your taxes are increasing, you may be eligible for a loan modification or other assistance.
- Contact GNOFHAC at 504-596-2100 to speak with a housing counselor about your options.



Support Proposition 4 on the October Ballot

Property values jump across New Orleans

Property assessments in New Orleans are set for a major rise this month when the Orleans Parish Assessor's Office rolls out its quadrennial valuation. Nearly 26,000 properties are in neighborhoods where the average sales price climbed by more than 50% over the past four years and thousands more are in areas where prices have doubled, according to rough estimates from the office. Many of the most dramatic increases come in areas where gentrification and displacement have been ongoing concerns and point to the increasing scarcity of affordable housing in the city.



Homes in areas colored red and orange are most likely to face significant property tax increases.

Support Proposition 4 on the ballot in October to help protect homeowners from rising tax bills:

- New Orleans attracts 18 million visitors a year and drives the state's tourism economy, but the people who maintain the culture and traditions we share with the world are being priced out of the city we've called home.
- In the spring, state legislators agreed to put Proposition 4 on the ballot to give New Orleans the ability to freeze tax assessments for homeowners at risk of losing their homes because of rising assessments.
- Proposition 4 would also allow the city to offer tax relief to small landlords and home builders if they agree to rent their homes for affordable prices.
- Once passed in October, the City Council and Mayor would hold public hearings and work together create rules for the program.
- New Orleans is in desperate need of new ways to fund housing that is affordable to our people and this would be a powerful new tool to support the people who make our city great.

