

February 15, 2013

To: Mayor and Borough Council.

From: Therese dePierro, Certified Tax Assessor.

2012 Tax Assessors Office Annual Report

The ratable base increased from 2,054,903,202 to 2,055,184,900 from 2012 to 2013, an increase of 281,700 not including personal property telephone – 6A. That equates to \$5,132.57 in tax dollars based on the 2012 tax rate. There was some loss in tax appeals due to market conditions but an increase due to added assessments/new construction and permits.

We had sixty County Tax Appeals in 2012. Eighteen were withdrawn, seven were dismissed, three had stipulations, eighteen upheld and six was reduced by recommendation, one had a hearing waived, seven were affirmed because they were Tax Court pending. There was a total loss of 488,300 in assessed value which equates to \$8,896.83 in tax dollars. The total ratable base that was under appeal was 45,868,500.

In 2012 we had around 42 State Appeals that went down and then back up to currently 38 State Tax Appeals. There is one 2008 appeal pending, five 2009 appeals pending, seven 2010 appeals pending, twenty 2011 appeals pending, and twenty five 2012. The loss was minimized by trying to have appeals withdrawn for prior years and/or step down the reductions.

The outlook for tax appeals this year is not good. Due to market conditions and solicitations from Attorneys we may see more appeals. The deadline for filing tax appeals is April 1, 2013. At that time, we'll have a better idea as to our potential ratable losses.

We will continue to settle cases which will favor the Borough and minimize loss as best we can or go to trial to defend the assessments when necessary.