



# Roadmap to **LOUISIANA PROPERTY TAXES**

## ***General Assessment Overview***

Louisiana has parishes, cities, and towns rather than counties. An assessment date of January 1 of each year is set for each jurisdiction, except for Orleans Parish (New Orleans), which is August 1.

Reassessment of a property can occur at any time, but assessors must reassess real property at least once every four years as mandated by the state constitution. The Louisiana Tax Commission (LTC) reappraises public service property every year.

All taxable property is assessed at a percentage of fair market value. Land and all residential improvements are assessed at 10% of market value, while commercial buildings and personal property are assessed at 15% of market value.

Assessors utilize one or more of the three approaches to value: cost, income, and market. Most assessors use the sales approach and will allow for adjustments if presented with a documented analysis supporting a decline in value. Louisiana is an open disclosure state, meaning that sales prices are disclosed and will be shared with the assessor.

There are various property tax incentive programs that offer tax credits, rebates, and reimbursements against franchise, corporate and personal income, payroll, and sales taxes. Of these programs, the most notable are the Industrial Property Tax Exemption and the Restoration Tax Abatement.

## ***Valuation Notices***

As most jurisdictions do not issue appraisal notices, a review of the preliminary tax roll or “open roll” is necessary to determine the current year value. An exception is made if a property’s value increased more than 15%. In this case, the assessor must provide notice to the property owner before the books are open.

State law requires the local tax rolls be made available to the public for a 15-day period during the month of August except New Orleans, which has a 30-day period beginning on July 15 of each year. All other parishes will open their assessment rolls for a 2-week period after August 15 or later during the month.

## ***Property Tax Appeals***

Typically, the most productive approach for assessment reduction is through an informal review and discussion with the local assessor. This is done during the open book dates, which vary by parish.

The first formal level of appeal is the local Board of Review (BOR), whose members include the local Parish Council or Police Jury. Unresolved disputes from the BOR can then be appealed to the Louisiana Tax Commission.

## Tax Bills

Property taxes are calculated as follows: fair market value determined by the parish assessor's office, multiplied by the property's assessment ratio multiplied by the millage rate (tax rate per \$1,000 of the value) set by the various taxing districts, equals taxes.

Parishes mail tax statements beginning in November through December 15 and must be paid by December 31 except Orleans whose delinquency date is February 1 of the following year. Failure to pay timely results in an interest rate charge of 1% per month until paid in full.

## Personal Property

Personal property is reassessed annually. For most of the state, the assessment date is January 1; however, New Orleans has an assessment date of August 1.

### Personal property return due dates vary by jurisdiction.

Most are due April 1, but Jefferson Parish is due March 1.

Assessments are based on the application of scheduled depreciation factors against historical cost. The assessment ratio is 15% of fair market value.

All personal property assessments are subject to audit by the LTC. Motor vehicles are exempt.

Personal property appeals are limited. Failure to properly comply with state filing guidelines can result in significant penalties without recourse for appeal.

Manufacturers, retailers, and distributors may apply for a credit against income and franchise taxes for taxes paid on inventory assessments.

## Louisiana Tax Calendar

### Real Estate

Assessment Date	Jan 1 Aug 1 (New Orleans)
Value Notices Issued	Aug - Sept
Appeal Deadline	Aug - Sept Aug 15 (New Orleans)
Tax Bills Issued	Nov
Tax Bills Due	Dec 31 (except New Orleans which is Jan 31)

### Personal Property

Assessment Date	Jan 1 Aug 1 (New Orleans)
Tax Returns Due	Feb 20 - Apr 1 Mar 1 (Jefferson Parish)
Tax Bills Issued	Nov
Tax Bills Due	Dec 31 (except New Orleans which is Jan 31)