

Property Tax Reduction – Approved Homestead/Farmstead How much am I going to receive?



Each Year It Depends

Calculated on amount of Gaming Funds available (prorated by State) and # of approved Homesteads/Farmsteads

Average Assessment
153,093
Approved Homestead -
\$8,609 Fix Reduction in
Assessment equivalent to
-\$198.62 Decrease in
Taxes

Property Tax Bill

Reduction is reflected by reduced assessment. However, netted against property tax millage increase

Important Dates Pertaining to Homesteads/Farmsteads

12/31/08 Deadline for school boards to notify property owners of the homestead/farmstead exclusion program by first class mail.

03/01/09 Deadline for a homeowner to file a homestead and farmstead application with the county assessor.

03/31/09 County assessor notifies owner of approval or denial of homestead/farmstead application.

05/01/09 No later than May 1, the county assessor will provide to the school district a certified homestead/farmstead report.

03/01/09 Residence Complete Homestead / Farmstead Application

SLOTS REVENUE REFUND

2008/09 State Property Tax Reduction Allocation
 Slot Machines collected (2008/08) \$905,000,000

Fully-funded Section 505
 Fully-funded Sterling

\$750,000,000.00
\$22,971,993.52
 \$772,971,993.52

Property tax and Rent Rebate program - low income (2008/09 \$48,500,000)

Keeping in Reserves (2008/09) \$273,000,000

2008/09 State Funds Available

Gaming Funds
 Philadelphia Suburban Wage Tax

\$582,805,607.27
\$30,394,392.63
 \$613,199,999.90

79.33%

Spring-Fords Allocation

Prorated Property Tax Reduction
 Prorated Sterling Tax Credit

\$2,000,627.54
 \$325,105.71

Fully Funded Property Tax Reduction

\$2,325,733.25

Spring-Ford's Homestead/Farmstead Totals and 2009/2010 Allocation from Property Tax Relief Fund

2009/10 HOMESTEAD REDUCTION CALCULATION

Property Tax Reduction \$2,325,733.25

Number of Approved Homesteads	11,693	
Number of Approved Farmsteads	19	
Total Approved Homesteads/Farmsteads	11,712	11,712

Dollar value for each Property Tax Reduction		198.57
2009/10 Millage Rate	23.07	0.02307

Converted Assessment Reduction		8,607
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	Assessment Value		
9 Properties Under Converted Assessment. Reduction	-	8,607	
1. Homestead	2,500		
2. Homestead	5,000		
3. Homestead	8,180		
4. Homestead	8,490		
5. Farmstead	8,030		
6. Farmstead	7,880		
7. Farmstead	5,250		
8. Farmstead	3,700		
9. Farmstead	1,970		
	51,000	77,463	26,463
	0.02307		0.02307
	1,176.57		610.50

Additional dollars to spread to other Homesteads

Total Property Tax Reduction Amount \$2,325,733.25

Minus Homesteads under converted assessment reduction (1,176.57)

\$2,324,556.68

Total Approved Homesteads/Farmsteads 11,712

Total Homestead/Farmstead under converted assessment -9

	11,703	11,703
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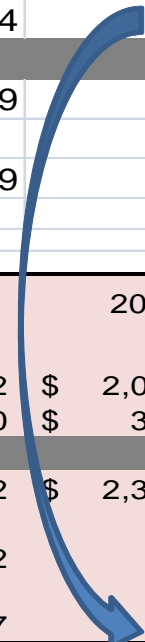
Dollar Value of Homestead Reduction		198.62
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Converted Assessment Reduction Reflected on Tax Bill	(\$198.62 / .02307 =)	8,609
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2009/10 NET TAX IMPACT with ACT 1 HOMESTEAD/FARMSTEAD REDUCTION

Fix Assessment Reduction in 2009/10 of \$8,609

	2007/08	2008/09	2009/10	
Assessment Value	153,093	153,093	153,093	
<small>From County Assessment Reports</small>				
Millage Rate	0.02127	0.02219	0.02307	
	\$3,256.29	\$3,397.13	\$3,531.86	
Act 1 Reduction - Fixed Amount		-\$206.74	-\$198.62	
Net Tax	\$3,256.29	\$3,190.39	\$3,333.24	
Difference		-\$65.89	\$142.84	\$76.95 (over 2 years)



Act 1 Reduction	2008/09	2009/10	Difference
Prorated Property Tax Reduction - (Gambling Revenue)	\$ 2,000,188.52	\$ 2,000,627.54	
Prorated Sterling Tax Credit - (Philadelphia wages)	\$ 283,246.80	\$ 325,105.71	
Fully Funded Property Tax Reduction	\$ 2,283,435.32	\$ 2,325,733.25	\$ 42,297.93
Number of Approved Homesteads/Farmsteads	11,052	11,712	660
2009/10 Calculation of Reduced Assessment (\$198.62 / .02307)	9,317	8,609	(708)

Spring-Ford's Homestead/Farmstead Totals and 2009/2010 Allocation from Property Tax Relief Fund

Spring-Ford's Homestead/Farmstead Totals Comparison of Approved Properties

Act 1	2007/08 Eligible Applications Mailed (eligible properties)	2007/08 Approved Homestead/Farmstead Parcels	Percent	2007/08 Median Assessed Value
Montgomery County	14,254	9,791	69%	145,010
Chester County	932	608	65%	91,105
	15,186	10,399	68%	140,280

Act 1	2008/09 Eligible Applications Mailed (eligible properties)	2008/09 Approved Homestead/Farmstead Parcels	Percent	2008/09 Median Assessed Value
Montgomery County	14,254	10,410	73%	147,130
Farmstead		5		
Chester County	930	637	68%	90,680
	15,184	11,052	73%	142,145

653

Act 1	2008/09 Eligible Applications Mailed (eligible properties)	2009/10 Approved Homestead/Farmstead Parcels	Percent	2009/10 Median Assessed Value
Montgomery County	14,254	11,031	77%	148,070
Farmstead		19		
Chester County	930	662	71%	91,240
	15,184	11,712	77%	143,100

660

2009/2010 REAL ESTATE TAX NOTICE FOR SPRING-FORD AREA SCHOOL DISTRICT

Date:

Parcel Number:

PROPERTY ASSESSMENT		TAX LIABILITY	
County Assessment	153,093	Original Tax Liability	\$3,531.86
SD Homestead Exclusion	* (8,609)	Homestead Tax Reduction	* (\$198.62)
SD Farmstead Exclusion	* -	Farmstead Tax Reduction	* 0
Net Assessment	144,484	Net Tax Amount	\$3,333.24

* If you qualify for homestead/farmstead the following applies:

NOTICE OF PROPERTY TAX RELIEF

Your enclosed tax bill includes a tax reduction for your homestead and/or farmstead property. As an eligible homestead and/or farmstead property owner, you have received tax relief through a homestead and/or farmstead exclusion which has been provided under the Pennsylvania Tax Relief Act, a law passed by the Pennsylvania General Assembly designed to reduce your property taxes.