

# MOBILE HOME TAX REASSESSMENT PILOT PROJECT

## THE PROBLEM

Mobile homes depreciate over time, unlike other forms of real estate. Because the tax assessment system makes no provision for that reality, mobile home taxes are accurate only in the first years after purchase, and become increasingly inaccurate each year thereafter. Ultimately, some of these homeowners end up with a tax liability several times higher than reasonably expected. Mobile homes are the only form of property that require periodic assessment appeals to maintain equitable agreement to actual value.

## THE PILOT

A small local reassessment project came to the attention of United Way of Chester County who, after learning more about the issue, were determined to help this population and focus the reassessments on two specific neighborhoods as a pilot endeavor. United Way partnered with the Honey Brook Food Pantry and engaged Legal Aid of SEPA to assist with hearings and paperwork. The partnership hopes to continue this important work and scale it to assist all mobile home owners in Chester County who may be in a similar situation.

## THE RESULTS



**177 Appeals**  
**Total Annual Tax Reduction**  
**\$171,580.09**  
*(beginning 2020)*



### TAX RATE OVERAGES

Lowest	122.30%
Highest	1404.38%
<b>Average</b>	<b>396.12%</b>

## ASSESSMENT VALUES

Previous Assessed Value	<b>\$6,465,846.00</b>
Total Reduction From Pilot	<b>\$4,530,036.00</b>
<b>NEW 2020 Assessed Value</b>	<b>\$1,935,810.00</b>

Total over-assessment  
of mobile homes  
included in pilot project

# 70%

## ANNUAL TAX REDUCTIONS

Range from \$64.70 - \$1977.56  
**Average Decrease \$969.38**