



**THE ORLEANS ASSESSOR'S OFFICE
PROUD TO SERVE YOU**



Serving the property owners of New Orleans is a privilege we take seriously.

GET TO KNOW US!



A Message from Assessor Erroll G. Williams

I am honored to serve you as your single Orleans Parish Assessor since 2011. As a young boy who grew up in the St. Bernard Housing Development to spearheading the modernization of this very important office, you have helped me represent and celebrate the best of New Orleans.



My mission is to serve you with fairness, accuracy, professionalism, and accessibility. As we move further into this decade, my office will continue to meet these goals and always strive to serve you with courtesy and efficiency.

Thank you for giving me and all our employees this opportunity.

Erroll G. Williams, CLA
Assessor

- Your Orleans Assessor is a Certified Louisiana Assessor, as are all office appraisers, and holds a Louisiana Real Estate License.
- Erroll G. Williams, who has been an elected Orleans Parish Assessor since 1985, obtained his MBA from Tulane University in Accounting and Finance.
- He has worked in local government finance since 1975 when he was selected as external auditor during the Moon Landrieu Administration.



In 2011, the voters of Orleans Parish choose one Assessor, instead of seven, for the first time in more than 150 years.

Our appraisal staff includes licensed real estate agents and licensed appraisers designated by the State of Louisiana and the International Association of Assessing Officers (IAAO):

- ✓ 25 Certified Louisiana Deputy Assessors (CLDA)
- ✓ IAAO Designated Residential Evaluation Specialists (RES)
- ✓ 1 IAAO Designated Assessment Administration Specialist (AAS)
- ✓ All required to be IAAO members



All executive level employees are required to complete regular professional training consistent with industry standards; thus our office boasts...

- One of the only six nationally-certified Assessment Administration Specialists in the state
- Certification by the Louisiana Assessors Association (LAA) of every Deputy Assessor that serves as an Appraiser in the New Orleans office
- Five of the six nationally-certified Residential Evaluation Specialists in the State of Louisiana
- The greatest number of LAA and IAAO professional designations for employees in the state



The Orleans Assessor's Office has won the Government Finance Officers Association Certificate for Achievement in Excellence every year since consolidating the seven offices into one in 2011.

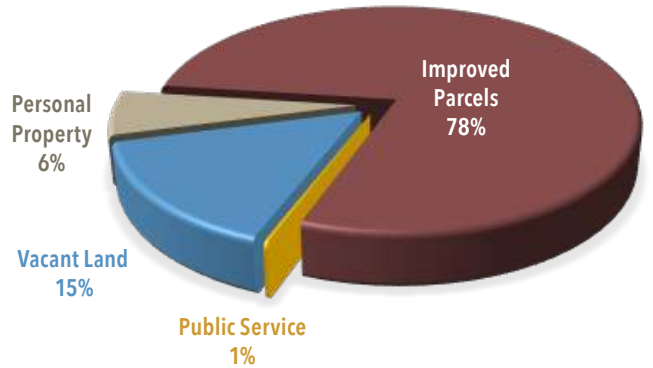
The Orleans Assessor's primary responsibility is to set a value on the land, homes, commercial buildings and other taxable property in Orleans Parish as fairly and accurately as possible.

The Orleans Assessor is an independent state official elected every four years by the voters of Orleans Parish.

The Louisiana Constitution requires the Orleans Assessor to review the value of all properties in Orleans Parish at least once every four years. The value of all personal property owned by local businesses shall be reappraised annually.

There are 176,007 property parcels in Orleans Parish as of 2021.

2021 Property Types



MARKET VALUE OF ALL ORLEANS PARISH PROPERTIES:

\$67.1 BILLION

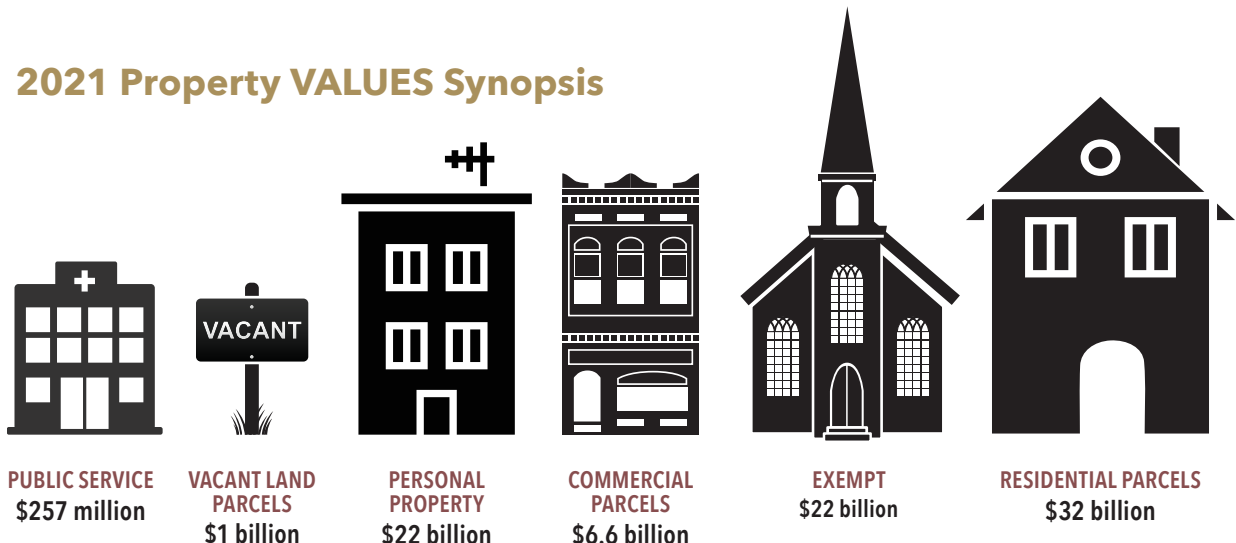
TOTAL ASSESSED VALUE OF ALL ORLEANS PARISH PROPERTIES:
This is a 4.4 percent increase over 2019 (\$6.8 billion)

\$7.1 BILLION

TOTAL ASSESSED VALUE OF ALL TAXABLE ORLEANS PARISH PROPERTIES:
This is a 10 percent increase over 2019 (\$3.86 billion)

\$4.26 BILLION

2021 Property VALUES Synopsis





The Orleans Assessor utilizes a Computer-Assisted Mass Appraisal (CAMA) System to assist with data analysis and property valuation. Data about an assessment 'neighborhood's' sales prices, whether the properties produce income, current construction and depreciation costs, as well as real-time appraisals and satellite imagery are analyzed. Annual valuation notices are posted online and mailed to property owners. During the annual Open Rolls period, this valuation can be reviewed with office staff before a final property value is submitted to the New Orleans City Council's Board of Review for acceptance.

At least 25 Louisiana Assessors Association certified staff review residential and commercial property values annually, including field visits.

The parish is divided into nearly 400 residential assessment neighborhoods and more than 140 commercial ones for valuation purposes because of their uniformity in character.

All residential and commercial properties in Orleans Parish have been reviewed for their proper designation and fair market value.

In 2005, the value of all properties in Orleans Parish was down by 80 percent due to the levee failures.

We encourage you to know your property's value.

Fair property valuation or assessment leads to a fair foundation for tax rates.

Since the consolidation of Orleans Parish into one system of property valuation, instead of seven independent ones, fair property valuation or assessment has led to a more uniform and transparent foundation for property taxation.

Voters in New Orleans approve how they wish 'millages' or property taxes are to be applied for various public purposes, like police, fire and public schools. Once this dedication is set by voters, each tax recipient agency sets the tax rate. Then the City of New Orleans calculates the property taxes annually on a property at 10 percent of the value of homes and 15 percent of the value of commercial buildings. This is sent to you as a property tax bill by the City.

OUR GOALS

ACCURACY:

Our mission is to make sure every property in Orleans Parish is assessed at their fair market value...no more, no less

PROFESSIONALISM:

Our staff is regularly trained to provide the information you need in a courteous and professional manner

ACCESSIBILITY:

Fair and equitable property valuations are our goal; visit www.nolaassessor.com to see all property assessments for every parcel in Orleans Parish

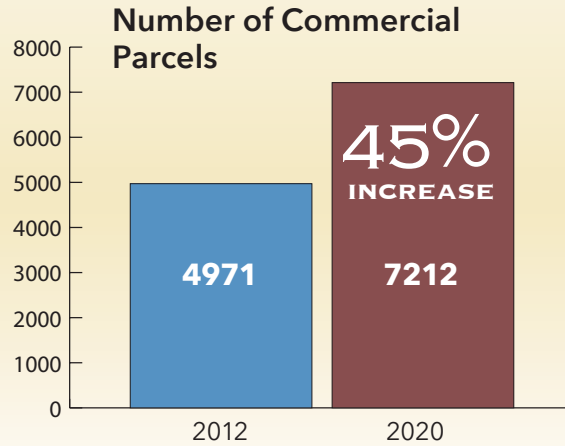
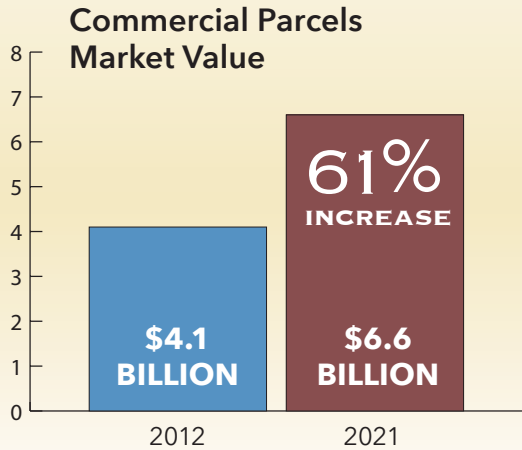
IMPORTANT INFORMATION FOR THE PROPERTY TAXPAYER

The Orleans Assessor sends a property valuation notice to each property owner annually in July if the property's valuation has increased or substantially changed.

Each January, the City of New Orleans sends each property owner a property tax bill, payable to the City Bureau of Treasury, Room 1W40 in City Hall, First Floor.

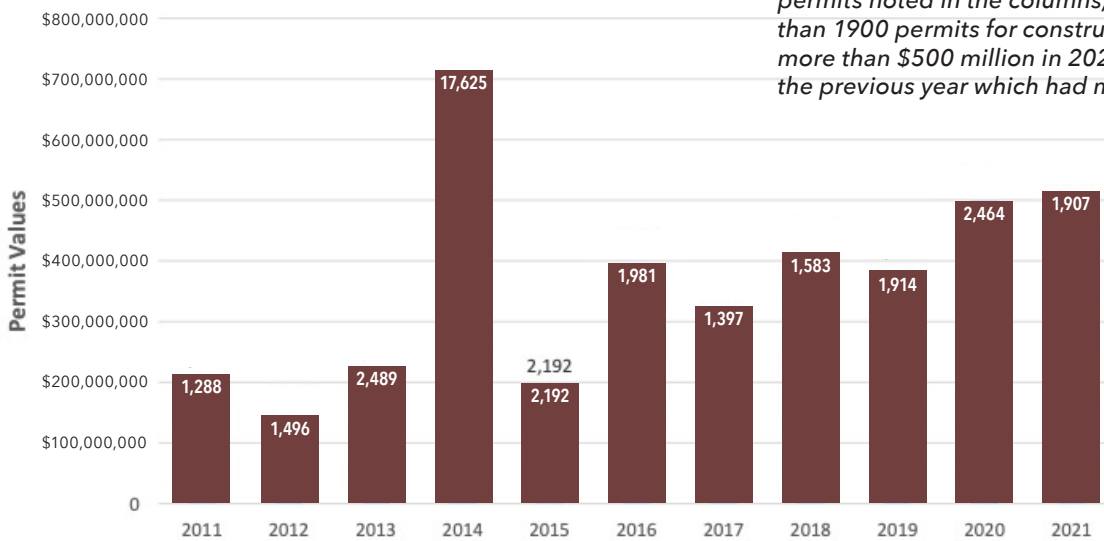
The Assessor of Orleans Parish does not seize or sell properties for any reason.

The Assessor of Orleans Parish does not send out tax bills or accept any tax payments.



New construction permits reached their peak in 2014, reflecting a rebound in the City of New Orleans from the devastation of the 2005 storms and levee failures. However, note that even though there were a smaller number of permits granted in 2021, the value of these permits continues to grow, excepting the rebound year of 2014 as an anomaly. Thus the city’s economic growth continues to be steady despite the interruption of the COVID-19 pandemic.

New Construction Permits



This chart shows you the total value of the number of permits noted in the columns; thus in 2021, the more than 1900 permits for construction were valued at more than \$500 million in 2021, a higher value than the previous year which had more permits.

NUMBER OF PERMITS BY YEAR, PLOTTED AGAINST THEIR TOTAL VALUE

Largest Growth Sectors In Commercial Property Valuations

185%
more permits
HOTELS

198%
more permits
RETAIL

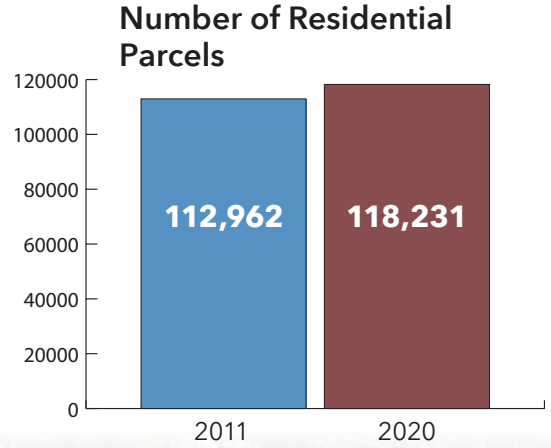
224%
more permits
RESTAURANTS AND BARS

236%
more permits
COMMERCIAL BUILDINGS

Nearly 60 percent of all assessed property value in Orleans Parish is held by residential property owners.

Percentage of taxable properties that are single family homes: **72%**

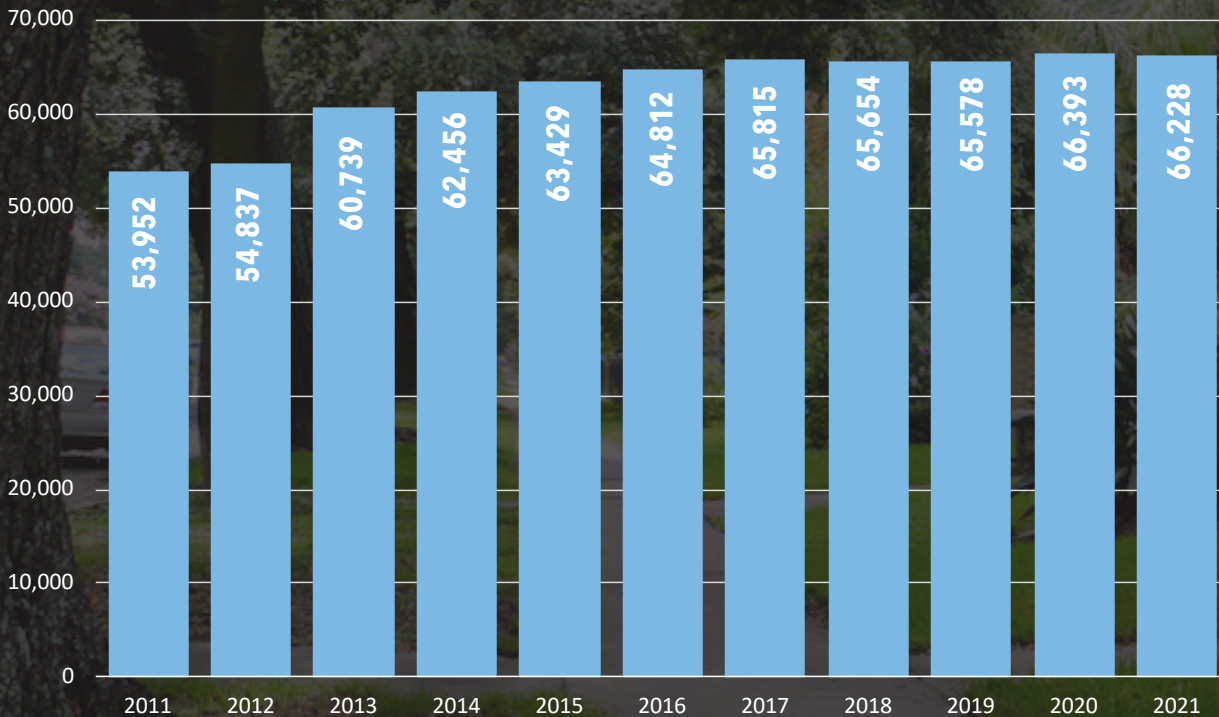
Average Orleans Parish tax bill: **\$3,600**



SINCE 2011, HOMESTEAD EXEMPTIONS IN ORLEANS PARISH HAVE GROWN

Increasing from around 53,000 to 66,000.

23%





The value of all residential properties in Orleans Parish

Year	2010	2019	2020
Average sales price of a Home in Orleans Parish	\$305,000	\$363,828	\$382,048
Average price/square foot	\$142	\$182	\$187

**\$25.6
BILLION**
2017

**\$32.6
BILLION**
2021

In just four years, the value increased by nearly 20%!



DESPITE THE IMPACT OF A NATIONWIDE PANDEMIC in 2020, the price of a square foot in an Orleans home rose by 2.7 percent and the average sales price increased by 5 percent from the previous year.

We fought for and gained important operational changes...

Homestead Exemptions and Age Freezes are now permanent, instead of having to be renewed annually

We now give citizens the ability to file their Homestead Exemption application online at www.nolaassessor.com

Our open rolls period for property assessments **expanded from 15 to 30 days**

We opened satellite offices during the open rolls period so **in-person wait times are reduced**

We give all citizens the option to do many services, including filing their assessment appeals, completely **online, by phone or in person.**

The Assessor supported establishment of a **Homestead Exemption fraud line** to report those who abuse the law

The Assessor's office **expanded special assessments** or "freezes" to those who reach 65 years of age, have a permanent disability, are the documented surviving spouse of a member of the Armed Forces or Louisiana National Guard, or meet other related military exemptions

The Assessor's office successfully campaigned for a **phased-in payment program** for homeowners whose property assessments increase by more than 50 percent in a quadrennial reassessment period

For the first time in its history, the City of New Orleans now knows, thanks to the **Assessor's Non-Profit Tax Directory**, that the seven percent of properties that are exempt in New Orleans from property taxation represent 34 percent of the total value of the city's potential assessment role of all real property parcels

We invested in technology...

A Computerized Mass Appraisal System (CAMA) was instituted

Transparency, accountability and standardization of appraisal practices for every land parcel in Orleans Parish was enabled by CAMA

All property assessment records are now updated and available for public review at our website, www.nolaassessor.com





We Have Upgraded Our Phone System

For years, our phone system was provided by the City of New Orleans. However, due to increasing volume of calls to that system, it was often overloaded. When this happened, calls would go into a systemic void where not only could the caller not leave a message, but the city agency didn't even know a caller was trying to reach its office.



To address citizen requests for correction to this deficiency, the Orleans Parish Assessor's Office has created its own, independent phone system. This has necessitated a change in public phone numbers.

The New Office Phone Number For The Orleans Assessor is 504.754.8811.

Our new modernized phone system has added features, offered as prompts on your phone, to help you access our many services.

You Can Always Contact Us

ONLINE at nolaassessor.com

EMAIL at info@nolaassessor.com

PHONE at **504.754.8811**

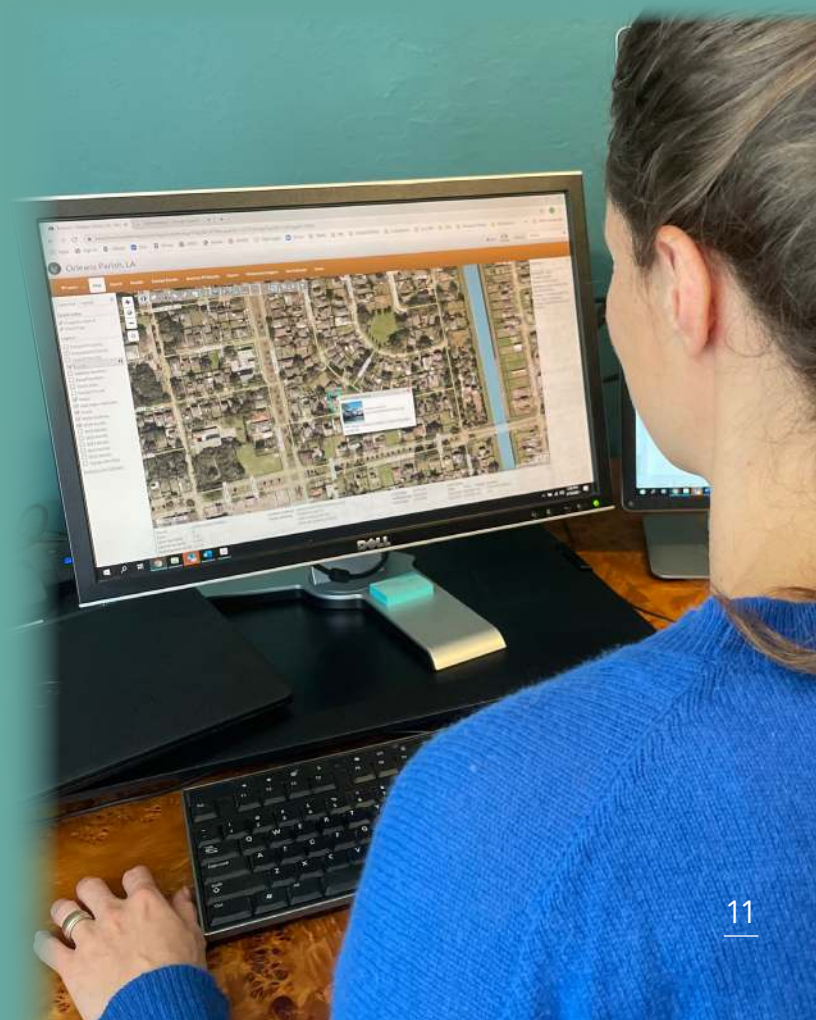
IN PERSON:

East Bank Office

New Orleans City Hall
4th Floor
1300 Perdido Street
New Orleans, LA 70112

West Bank Office

Algiers Courthouse
225 Morgan Street
New Orleans, LA 70114





WWW.NOLAASSESSOR.COM

EAST BANK OFFICE

New Orleans City Hall, 4th Floor

1300 Perdido Street

New Orleans, LA 70112

Phone: 504.754.8811

Fax: 504.658.1353

HOURS: 8:30 a.m. to 4 p.m., weekdays

WEST BANK OFFICE

Algiers Courthouse

225 Morgan Street

New Orleans, LA 70114

Phone: 504.368.7642

Fax: 504.368.7651

HOURS: 8:30 a.m. to 4 p.m., weekdays

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