

# St. James Parish Assessor's Office



# 2024 Report



Dear fellow St. James Parish resident,

I am pleased to present you with this report on some of the activities and services of your assessor's office. We continue to work diligently to prepare accurate property tax evaluations for you and parish government.

Every four years, Louisiana law mandates that assessors assign a value to all property. Some increase in value, some decrease in value and some stay the same. If your property taxes increase, the value of your home or land has increased.

We assess every piece of property in St. James Parish, including all homes, businesses and tracts of land and assign values using the best appraisal practices outlined by the International Association of Assessing Officers (IAAO). Geographical Information Services (GIS) mapping, satellite imagery, mathematical computations and personal visits combine to estimate property value. The tax roll is transferred to the sheriff's office, and it sends out tax bills and collects them. These funds are used to pay for the many government services we all use.

With more than \$1.1 billion worth of property in the parish, this is a very serious responsibility, and our dedicated staff works to provide exact information.

Your assessor's office is here to help you in any way we can. If you would like any further information, please contact us by telephone, through our website [stjamesassessor.com](http://stjamesassessor.com), via email, or visit us personally.

We work for you.

Sincerely,

*Glenn Waguespack*

**GLENN WAGUESPACK, CLA**  
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## Why Do Property Values Change?

There are many reasons, including physical changes such as additions, improvements, major damage, or variations in the real estate market. Transactions in the marketplace dictate value.



### Let's Talk

You have the right to appeal the amount of your property taxes and may request a reassessment if you believe the value is incorrect.

## Determining Your Assessment

Calculating the fair value of your home and property involves many variables. By law, we must consider predicted sales value, construction type, square footage, amount of land, location, age, condition, and sales of comparable property. We are dedicated to ensuring that each assessment is done fairly.



## Homestead Exemption



Homeowners are not taxed on the first **\$75,000** of their property's assessed value. Here is the formula used to determine your property taxes.

**\$100,000**  
- 75,000  
**\$25,000**  
**X 10%**  
**X .10703**  
**\$267.58**

**Fair Market Value**  
**Homestead Exemption**  
**Taxable Value**  
**Level of Assessment**  
**Millage or Tax Rate\***  
**Tax Bill**

*\*Only Voters Can Decide Millage Rates*

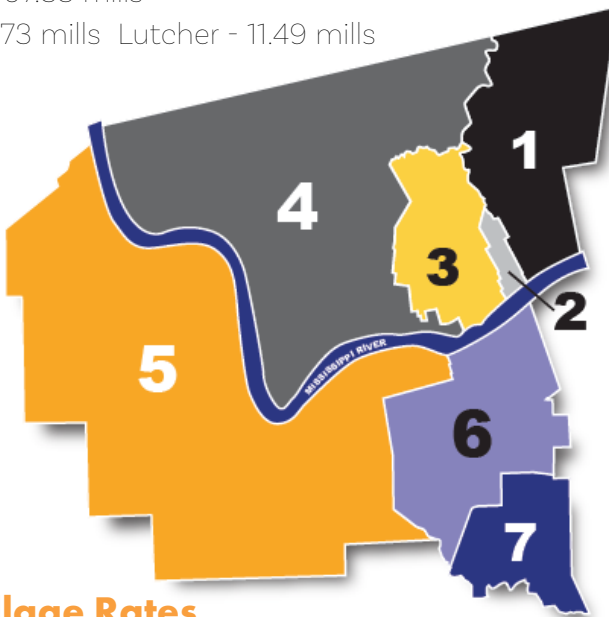
# 124 Years of Combined Knowledge and Experience!



The staff of your assessor's office is ready to be of service to you at any time.

Tricia McClung, Jenny McClung, Meredith LeBlanc, Assessor Waguespack, Kashane LaGrange, Adam Babin, Earl Smith

- Ward 1 - 110.21 mills
  - Ward 2 - 105.58 mills
  - Ward 3 - 107.83 mills
  - Ward 4 - 107.33 mills
  - Ward 5 - 109.38 mills
  - Ward 6 - 107.68 mills
  - Ward 7 - 107.68 mills
- Gramercy - 9.73 mills    Litcher - 11.49 mills

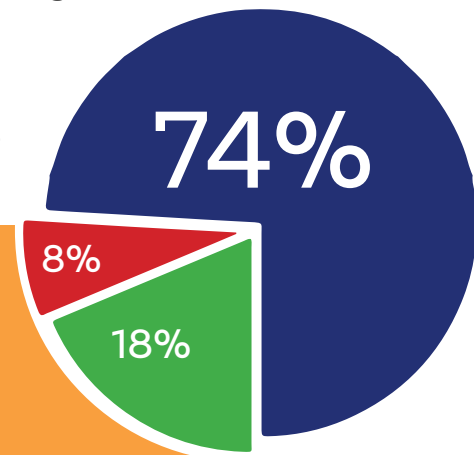


## 2024 Millage Rates

Assessment District	2.26
Hospital District	4.73
Law Enforcement	20.96
Levee Districts	7.41
Parish Government	37.35
Parish Schools	44.83

## Who Pays Property Taxes in St. James?

Business, industry and commercial property owners pay 74% of all property taxes. Telecommunications, power/energy companies and pipeline operators pay 18%. Homeowners pay only 8% of all taxes collected.



## St. James Parish

Established in 1807 as One of Louisiana's Original 19 Parishes

- Median Age: 40 Years
  - 19% of Population 65 or Older
  - 5,592 Individual, Single-Family Homes
  - 84% Home Ownership, 68% for Louisiana
  - Median Home Value: \$185,200
  - Median Family Income: \$62,946
  - 258 Square Mile Area: 242 Land, 16 Water,
  - 61st Largest Parish
- Source: U.S. Census Bureau

There are 27 separate taxing districts in our parish with different rates in certain wards. The two incorporated towns, Litcher and Gramercy, have their own tax rates.

### Millages pay for:

- Assessment District Operations
- Courthouse Maintenance
- Drainage
- Enhanced 911 System
- Fire Departments and EMS
- Forest Protection
- General Obligation Bonds
- Hospital
- Law Enforcement
- Levee Districts, East & West Banks
- Libraries
- Parish Council/Government
- Schools:
  - Mandated Funding
  - Childhood Development
  - Maintenance/Buildings
  - Salaries/Benefits
- Recreation
- Road Lighting
- Road Maintenance



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## You May be Eligible for a Property Tax Freeze if You:



- Are a Homeowner Age 65 or Greater
- Have an Annual Income of \$100K or Less
- Are Permanently or Totally Disabled
- Are a Disabled Veteran

Contact us for information.

**stjamesassessor.com**



We want to serve you.

Many tasks relating to our office can be easily handled online at [stjamesassessor.com](http://stjamesassessor.com). A map and detailed information about taxable parcels in the parish is also available for your review.

You can also perform property searches, estimate taxes and find important information on just about everything we do for you.

Save time by doing business with us through [stjamesassessor.com](http://stjamesassessor.com).

