

11. TAX AND ASSESSMENT ANALYSIS

The subject property is reportedly comprised of one tax parcel with the current recorded assessment of 533.090.

The current reported aggregate millage rate indicates the County Tax is \$2,114; the Municipal Tax is \$1,818 and the School Tax is \$13,956. As a result, the aggregate annual tax for the subject property is \$17,888.

Based on the STEB ratio of 1.79 for Chester County, the current total assessment for the subject equates to a value of \$954,231 which is higher than the value concluded to in this report, resulting in an unfavorable tax position for the property owner.

The current real estate taxes levied against the subject property appears high based on the recorded assessment and State Tax Equalization Board common level ratio factor. Since a title report was not supplied for review, I was unable to determine if there were any Tax Claim Bureau liens against the subject property.

12. ZONING ANALYSIS

Zoning was enacted for the purpose of promoting the health, safety, morals and general welfare of the borough in accordance with the Comprehensive Plan. It is designed to lessen congestion on the roads and highways; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue congestion of population; to facilitate the adequate provision of water supply, sewage disposal and transportation; to conserve the value of buildings; to encourage the most appropriate use of land throughout the township; and to preserve historic sites and structures.

The subject property is reported to be located in the RA – Residential/Agricultural District. Conversation with the zoning office indicated the current usage is permissible as long as the owner lives within the property. The subject property has a second level apartment that is occupied by the tenant.

For purposes of this appraisal, I have assumed that the current usage of the subject property is a permissible use and that the subject property is not affected by any municipal code violations, including but not limited to fire, safety and building. Surrounding land usage is compatible with the subject property.

The appropriate Zoning Map and Ordinance is presented on the following pages.

APPENDIX B - ZONING AND FLOOD PLAIN MAP

