

## West Chester BID Property Assessment Data 2021 Update Report

May 7, 2021

Data received March 30 and April 19 2021 from Chester County Assessment Office (CCAO); verified through May 6 using ChescoPIN (epin.chesco.org)

### Summary

	April 2020	April 2021	Net Change '20 to '21
Number of Benefited Properties	262	262	No change
Total Assessed Value of Benefited Properties	\$131,110,990	\$131,422,750	+\$311,760.00
Total BID Assessment before mixed use adjustment (rate .00300)	\$393,332.97	\$394,268.25	+\$935.28
Total BID Assessment after mixed use adjustment	\$309,359.38	<b>\$310,377.48</b> See notes 4,5 below	<b>+\$1,018.10</b> See note 3 below

### Summary of Changes in Benefited Property List

1. No Parcel Subdivisions or Reverse Subdivisions in past 12 months
2. No Land Use Code changes
3. These parcels have different BID assessment payments this year. These are due to changes in assessed value and/or commercial-to-apartment square footage ratio.

Parcel	Street Address	BID assessment change '20 to '21	What Changed
0109 01180000	11 N CHURCH	\$68.15	Assessed Value up, Sq Ft changed
0109 02500000	29 S CHURCH	\$122.11	Assessed Value up, Sq Ft changed
0109 02650000	20 W MARKET	\$65.81	Assessed Value up, Sq Ft changed
0109 02940000	1 S HIGH	\$762.03	Assessed Value up, Sq Ft changed

4. As of May 6, 2021 in ChescoPIN, parcel **0108 04200000 313 W Market St** is owned by **COUNTY OF CHESTER** but is not yet classified as "Exempt." It still has a commercial Land Use Code (LUC) C-60. BID's Business Plan defines parcels with LUC C-60 as "benefited properties." For this reason, the parcel remains on the list of benefited properties included in the BID assessment. Totals above include assessed value and assessment fee of this parcel. When CCAO changes this parcel to an Exempt ("E") parcel id and LUC, BID can remove this parcel, its assessed value and BID assessment fee value from the Benefited Properties list.

5. As of May 6, 2021 in ChescoPIN, **0109 01000100 44 W Gay St** has same assessed value as last year and still has a vacant commercial Land Use Code (V-11). We anticipate that CCAO will publish a new Land Use Code and re-assessed value sometime this year. Until then, the BID assessment payment on this parcel is same as last year. We will continue to monitor this

Detailed List of Ownership Changes, Assessed Value Changes and Commercial Square Footage changes available on request.