

THE GOOD, THE BAD & THE JUST-PLAIN-NOT-LEGAL:

AN IMPACT & EQUITY ANALYSIS OF NEW ORLEANS'
2020 PROVISIONAL PROPERTY TAX ROLLS

TOGETHER
NEW ORLEANS

AUGUST 2019

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BACKGROUND

Parish assessors have one job: to determine and list the fair market value of every property in their parish.

Assessors are required to re-assess all property in a parish at least every four years.

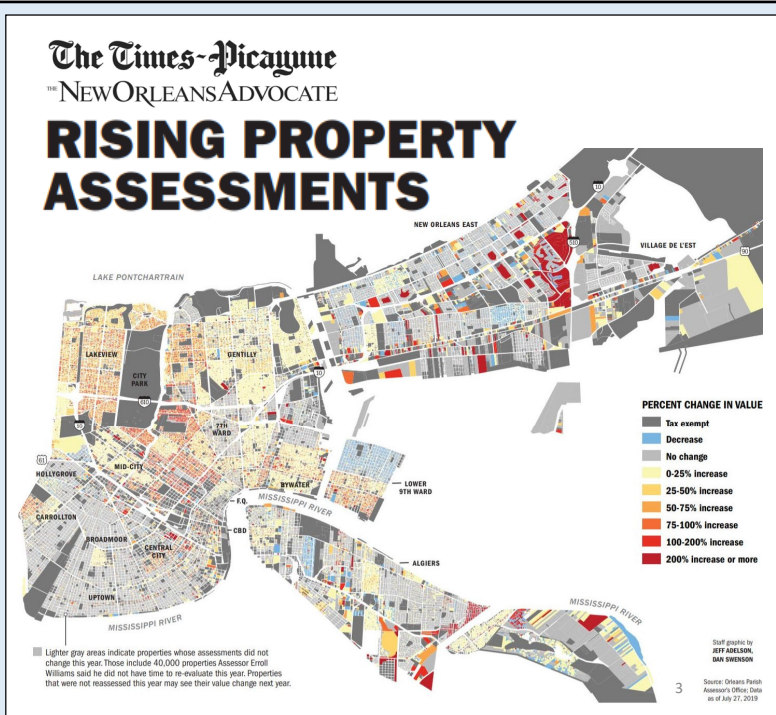
2020 “provisional” tax rolls were released in July. After challenges are considered, the rolls will be certified in October.

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OVERALL PICTURE

2020 provisional rolls show big value increases across much of the City.



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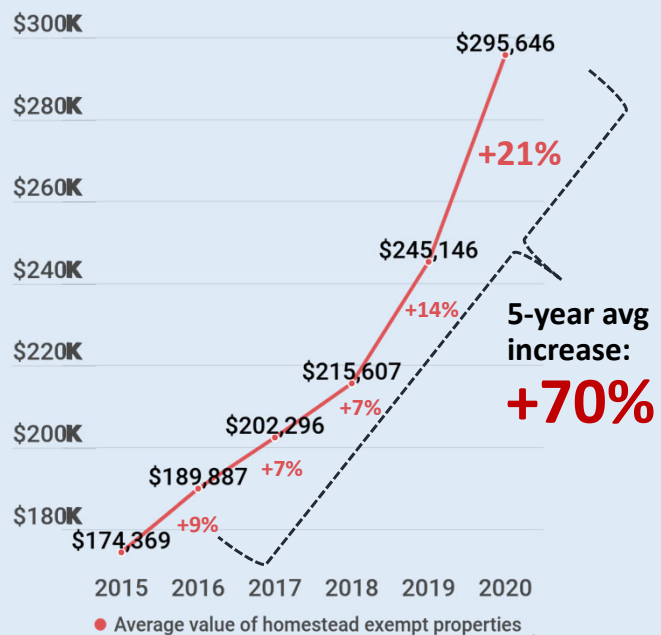
OVERALL PICTURE

Avg home values have increased by 70% over last 5 years

Current assessments show largest 1-year increase to date (21%)



Avg home values: 2015 to 2020



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TNO STUDY ASKED 2 TYPES OF QUESTIONS:

#1 – IMPACT QUESTION

How serious is the impact of the increasing assessments? What people and neighborhoods are most severely affected?

#2 – FAIRNESS QUESTION

To what extent have assessment increases been applied consistently across different kinds and values of property?



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IMPACT QUESTION:

How serious is the impact?

What people and neighborhoods will be most severely affected?



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1-year vs. 4-year time-frame

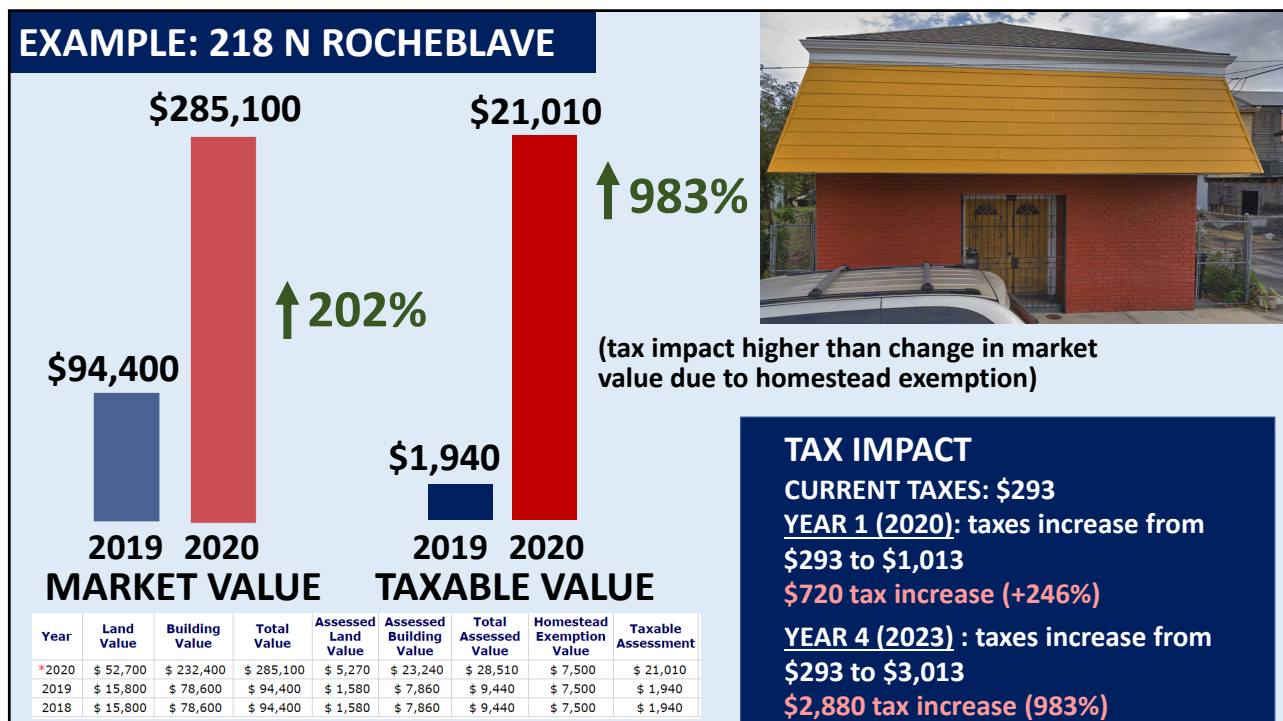
Constitutional Amendment 6 passed in 2018.

Homes with 1-year increase in taxable assessment of 50% or more will pay increase over 4 years (25% of increase per year)

Impact needs to be evaluated on a 1-year & 4-year time horizon.



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1,998 households

will see an increase of \$1000 or more in their housing costs next year

5,188 households

will see an increase of \$1000 or more in their housing costs over next 4 years (assuming zero further assessment increases)



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RENTERS LIKELY TO BE MORE SERIOUSLY AFFECTED

Cost of tax increases likely to be passed on by landlords

Homestead exemption, senior tax freezes and 2018 constitutional provision will not apply (no buffers)

For renters, it's less easy to identify precisely which households will be impacted



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IMPACT RANK BY NEIGHBORHOOD

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 433)	Avg tax increase	Increase as % of area median income	Area median income (household)	2019 avg taxes	2020 avg taxes	Increase as % of avg monthly mortgage
ST. AUGUSTINE	1	\$1,961	7%	\$28,594	\$2,083	\$3,981	11%
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EQUITY QUESTION

**Have the assessment changes
been applied consistently?**



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**3 big problems with assessor's 2020
provisional rolls**

- 1) High-value Bias**
- 2) The Parking Lot / Vacancy Perk**
- 3) Industrial-scale omissions**



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PROBLEM #1) HIGH VALUE BIAS

Question: Do the 2020 assessed values track with recent sale prices?

Let's look at properties by value cohort ...



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THE HIGHER-VALUE THE ASSESSMENT, THE LOWER THE ASSESSMENT IS RELATIVE TO RECENT SALES OF COMPARABLE PROPERTIES

<u>Value cohort</u>	<u>Avg recent sale price</u>	<u>Avg 2020 assessment</u>	<u>% variance from sale price</u>
Below \$200K	\$124K	\$150K	+ 20%
\$200K to \$500K	\$326K	\$309K	-5%
\$500K to \$999K	\$662K	\$578K	-13%
\$1M to \$5M	\$1.7M	\$1.2M	-26%
\$5M +	\$23.1M	\$9.5M	-59%

(Sales comps are from 2015 to 2019 from same assessment area in same value cohort.)



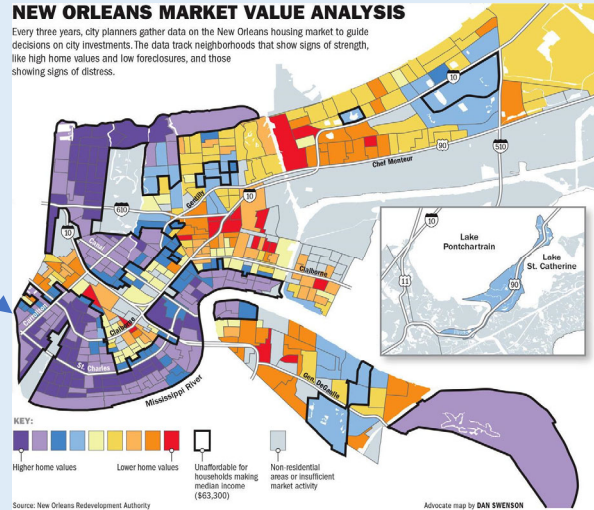
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High-value bias is in part due to what areas did not get re-assessed

Areas with highest home values are in purple

NEW ORLEANS MARKET VALUE ANALYSIS

Every three years, city planners gather data on the New Orleans housing market to guide decisions on city investments. The data track neighborhoods that show signs of strength, like high home values and low foreclosures, and those showing signs of distress.



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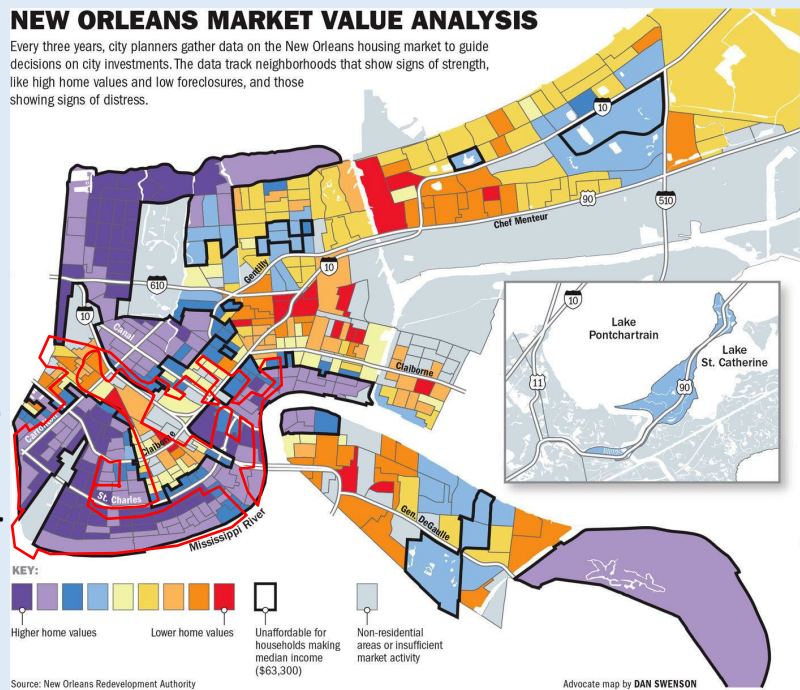
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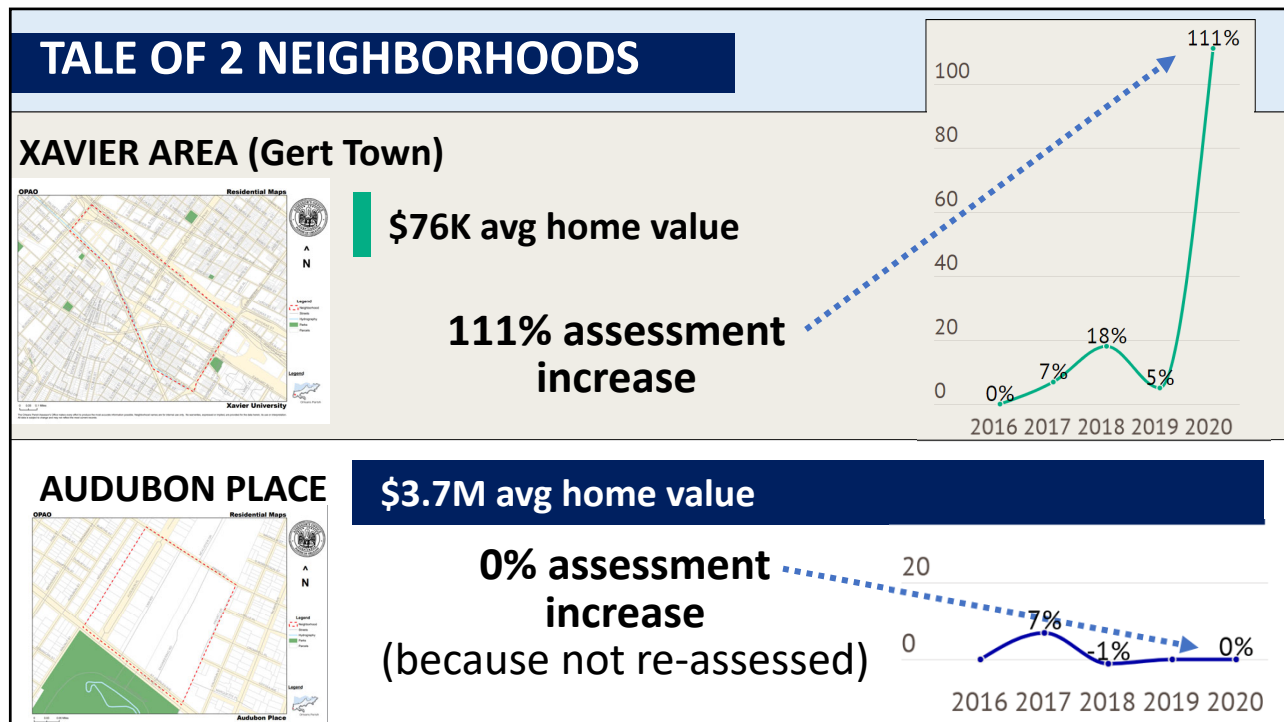
Areas outlined in red did not get re-assessed

NEW ORLEANS MARKET VALUE ANALYSIS

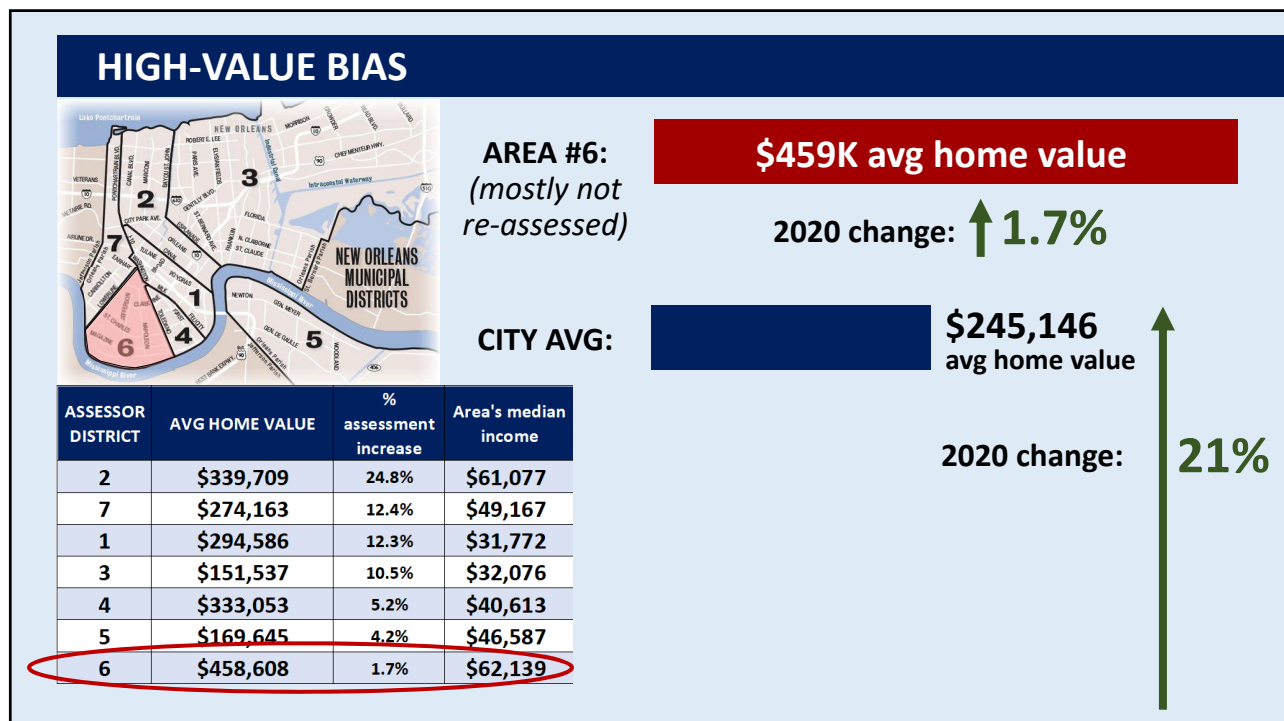
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PROBLEM #2) PARKING LOT / VACANCY PERK

Under-valuation of land relative to structure builds in a tax subsidy for vacant properties and non-structure commercial properties.



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Assessments have 2 components:

Value of land

Value of structure



Year	Land Value	Building Value	Total Value
*2020	\$ 58,000	\$ 224,300	\$ 282,300
2019	\$ 23,200	\$ 119,000	\$ 142,200
2018	\$ 23,200	\$ 119,000	\$ 142,200
* Uncertified Values			

Structure didn't improve. But "building value" accounts for 75% of value increase.

Land is under-valued throughout rolls relative to building costs as a proportion of the total property value

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WHY DOES IT MATTER IF LAND IS UNDER-VALUED vs STRUCTURES?

#1) It gives a tax subsidy to vacant land (the “vacancy perk”)



#2) It undervalues parking lots and other non-structure commercial properties (the “parking lot perk”)



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PROBLEM #3: INDUSTRIAL-SCALE OMISSIONS

Taxable industrial property is being treated as though it were tax-exempt



Art Neville memorial events scheduled for Tuesday
metro 18

INSIDE TODAY



CLASSIC CANVAS

InsideOut
SATURDAY
JULY 27, 2019
\$1.00



The Times-Picayune
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SEVEN DAYS • HOME DELIVERED • LOUISIANA OWNED

6th year, No. 349

Folgers could owe N.O. \$1M in back taxes

State rejects request to renew exemptions for plants

BY JESSICA WILLIAMS
Staff writer

The Folgers Coffee Co. may need to cough up well over \$1 million in back property taxes to the city after exemptions for its manufacturing plants in New Orleans East were recently scrapped by the state.

The state Board of Commerce and Industry, which grants exemptions under the state Industrial Tax Exemption Program, ITSE, in October rejected Folgers' late application to renew tax exemptions it received for those plants in 2012.

No one from Folgers or its parent company, the Ohio-based J.M. Smucker Co., appeared that time to make the case in person for the board to consider Folgers' application after the deadline, board members said. And in February, when a company official showed up to appeal the denial, members declined to hear the appeal.

Board member Jerald Jones said the company should have given more attention to the application process.

"When something as important as these renewals come up, and the company does not feel it's important enough to send a representative, we feel like it's important to send the message that, 'This is important to us,'" Jones said, according to a transcript from the February meeting.

A representative from Smucker Co., Curtis Mall, said he was unable to make the meeting in October and didn't send anyone else because he was the best shot at winning the award.

Folgers received the line's share of exemptions that did not

New Orleans through ITSEP from 1998 to 2017, according to data from Louisiana Economic Development and Together Louisiana.

As a result, New Orleans did not collect more than \$105 million in taxes from Folgers over that time.

Benefits under the ITSEP program are granted by the state not mostly affect tax revenues that go to local entities. New rules for the program that were enacted last year give local governments more of a say in the awards.

Those rules came after critics said program participants had failed to live up to their promise of providing new jobs in exchange for the tax breaks. The state gave away \$13.7 billion in taxes for the 19 years ending in 2016 but lost more than 26,000 manufacturing jobs over that period, according to the state Tax Commission.

The Board of Commerce and Industry approved companies' applications for the tax breaks nearly 100 percent of the time.

But Jones said the board will not approve applications of companies that fail to show up to justify their need.

"At least in my experience over the last 11 years, this board has been fairly consistent that when we don't have someone here to explain what happened, there are consequences to that," he said in February.

Folgers was exempt from paying roughly \$596,786 a year in taxes under the exemption at issue, according to state estimates.

With those exemptions canceled, the coffee company could be on the hook for taxes retroactive to July 21, 2017, the date the ITSEP agreements expired.

City Hall expects to take in \$401 million in taxes overall this year, with \$146 million of that coming from property taxes.

When the city sees the potential windfall depends on when

► See FOLGERS, page 2B

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Folger's has \$85M in property listed as "exempt" for which exemptions expired in 2015, 2016 or 2017.

Owner and Parcel Information				
Owner Name	FOLGER COFFEE CO		Today's Date	August 16, 2019
Mailing Address	ATTN: MICHAEL MAST THE J.M. SMUCKER CO. STRAWBERRY LANE ORRVILLE, OH 44667		Municipal District	3
Location Address	14601 OLD GENTILLY HW W		Tax Bill Number	39W956118
Property Class	Exempt		Special Tax District	
Subdivision Name	PRAIRIE LN		Land Area (sq ft)	1
Zoning District	Viewer not available		Building Area (sq ft)	0
Square	PARCEL 1		Revised Bldg Area (sqft)	
Book	14		Lot / Folio	B2C / 014
Line	061		Parcel Map	Parcel Map Not Available for this Parcel
Legal Description	1. PRAIRIE LANDS PT PARCEL 1 LOT B2C 2. SIC CODE# 2095 CONTRACT# 051025 3. EQUIPT: \$22,078,369: YRS: 2007-2016		Assessment Area	NA

Value Information									Estimate Taxes		Tax Information	
									Special Assessment Treatment			
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
*2020	\$ 0	\$ 22,078,370	\$ 22,078,370	\$ 0	\$ 3,311,760	\$ 3,311,760	\$ 0	\$ 0				ITE10
2019	\$ 0	\$ 22,078,370	\$ 22,078,370	\$ 0	\$ 3,311,760	\$ 3,311,760	\$ 0	\$ 0				ITE10
2018	\$ 0	\$ 22,078,370	\$ 22,078,370	\$ 0	\$ 3,311,760	\$ 3,311,760	\$ 0	\$ 0				ITE10
* Uncertified Values												

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Location Address	14601 OLD GENTILLY HW V						Tax Bill Number		39W956124			
Property Class	Exempt						Special Tax District					
Subdivision Name	PRAIRIE LN						Land Area (sq ft)		1			
Zoning District	Viewer not available						Building Area (sq ft)		0			
Square	PARCEL 1						Revised Bldg Area (sqft)					
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Line	060						Parcel Map		Parcel Map Not Available for this Parcel			
Legal Description	1. PRAIRIE LANDS PT PARCEL 1 LOT B2C 2. SIC CODE# 2095 CONTRACT# 040963-ITE 3. EQUIPT: \$23,599,139 YRS: 2006-2015						Assessment Area		NA			

Value Information									Estimate Taxes		Tax Information		
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Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
*2020	\$ 0	\$ 23,599,140	\$ 23,599,140	\$ 0	\$ 3,539,870	\$ 3,539,870	\$ 0	\$ 0				ITE10	
2019	\$ 0	\$ 23,599,140	\$ 23,599,140	\$ 0	\$ 3,539,870	\$ 3,539,870	\$ 0	\$ 0				ITE10	
2018	\$ 0	\$ 23,599,140	\$ 23,599,140	\$ 0	\$ 3,539,870	\$ 3,539,870	\$ 0	\$ 0				ITE10	
* Uncertified Values													

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LIST OF TAXABLE INDUSTRIAL PROPERTY BEING TREATED AS TAX-EXEMPT

Owner Name	Years Expire	Property value	Additional Taxes Owed	Tax Bill Number
ABBOTT ENTERPRISES, L.L.C.	3	\$ 1,161,000	\$ 88,050.90	102205218
AIR PRODUCTS & CHEMICALS INC	3	\$ 4,017,867	\$ 304,717.30	39W948438
DR G H TICHENOR ANTISEPTIC	3	\$ 291,467	\$ 22,105.00	39W968344
ENERGY NEW ORLEANS INC MICHOD PLANT		\$ 889,200	\$ -	39W964554
ENERGY NEW ORLEANS INC MICHOD PLANT		\$ 679,533	\$ -	39W964555
FOLGER COFFEE CO	5	\$ 15,280,133	\$ 2,032,648.83	39W956134
FOLGER COFFEE CO	4	\$ 23,599,133	\$ 2,456,010.68	39W956124
FOLGER COFFEE CO	3	\$ 22,078,400	\$ 1,674,438.43	39W956118
FOLGER COFFEE CO	3	\$ 25,246,415	\$ 1,716,401.33	
FOLGER COFFEE CO	3	\$ 15,639,680	\$ 1,063,278.39	
REILY FOODS COMPANY	2	\$ 2,557,933	\$ 124,191.09	39W920851
UNITED STATES GYPSUM CO	3	\$ 333,400	\$ 25,285.25	39W015744
UNITED STATES GYPSUM CO	2	\$ 567,200	\$ 27,538.32	39W015754
ABBOTT ENTERPRISES, L.L.C.	2	\$ 1,293,800	\$ 62,815.72	102205221
DR G H TICHENOR ANTISEPTIC	4	\$ 48,333	\$ 5,030.15	39W968343
ENERGY SOLUTIONS DIST. ENERGY, LTD.,LLC	2	\$ 3,123,867	\$ 151,667.91	104103525
ENERGY SOLUTIONS DIST. ENERGY, LTD.,LLC	2	\$ 270,000	\$ 13,108.86	104103522
ENERGY SOLUTIONS DIST. ENERGY, LTD.,LLC		\$ 217,600	\$ -	104103521
TEXTRON MARINE & LAND SYSTEMS	1	\$ 1,684,133	\$ 38,145.62	39W948251
TEXTRON MARINE & LAND SYSTEMS	3	\$ 8,336,400	\$ 632,237.33	39W948247
THE CRESCENT CLUB NEW ORLEANS I LLC	0	\$ 26,798,333	\$ -	105204737
TRINITY YACHTS LLC	1	\$ 481,733	\$ 10,911.26	39W955078
TRINITY YACHTS LLC	2	\$ 339,533	\$ 16,484.80	39W955077
TRINITY YACHTS LLC	5	\$ 75,200	\$ 10,003.52	39W955075
TRINITY YACHTS LLC	5	\$ 262,600	\$ 34,932.52	39W955080
Total		\$ 155,272,895	\$ 10,510,003	



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**TAXABLE INDUSTRIAL
PROPERTY ILLEGALLY OFF
THE ROLLS**

\$155 MILLION

TAXES OWED

\$10.5 MILLION



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State law on assessors omitting property ...

If any tax assessor intentionally or knowingly or through negligence omits any taxable property from the assessment list, or permits it to be omitted therefrom, **he and his sureties in solido shall be liable on his official bond for the full amount of the taxes due on the property so omitted from the list**, together with ten percent interest per annum thereon from the due date of the taxes, ten percent attorney fees on the amount of the judgment recovered against him, and all costs of the suit.

RS 47:1957F



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RECOMMENDATIONS

- 1) Put all non-exempt taxable property on the tax rolls (\$155M) and conduct a supplementary assessment to collect back taxes for 3 years (assure this happens by October)
- 2) Fix the “Parking Lot / Vacant Lot Perk” (land under-valuation problem)
- 3) Correct the high-value bias
- 4) Provide for better transparency, by making public the formulas for re-assessments and treating the tax rolls as public documents (i.e. you cannot charge \$8,000 to access them as a database)

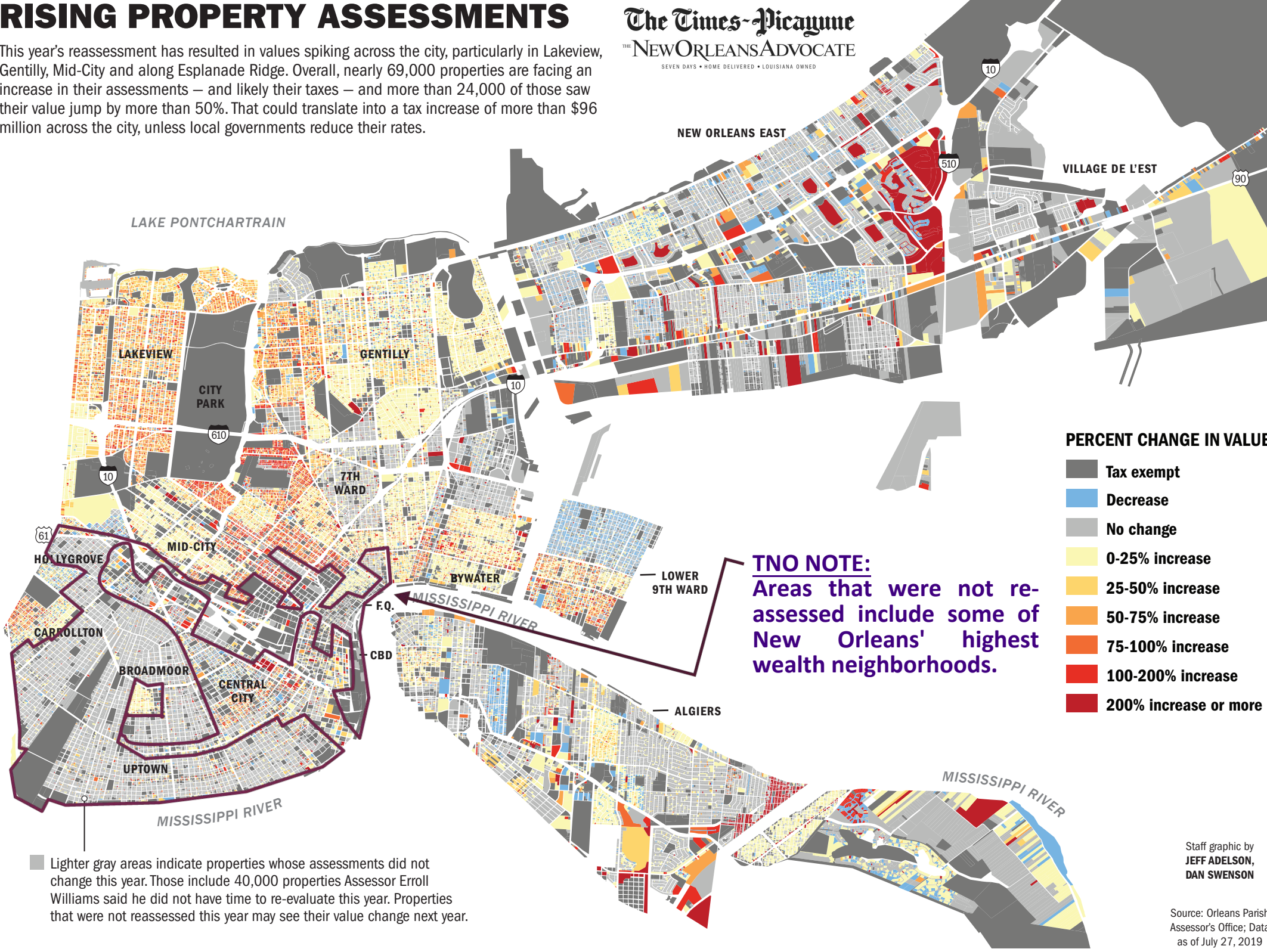


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RISING PROPERTY ASSESSMENTS

This year's reassessment has resulted in values spiking across the city, particularly in Lakeview, Gentilly, Mid-City and along Esplanade Ridge. Overall, nearly 69,000 properties are facing an increase in their assessments – and likely their taxes – and more than 24,000 of those saw their value jump by more than 50%. That could translate into a tax increase of more than \$96 million across the city, unless local governments reduce their rates.

The Times-Picayune
THE NEW ORLEANS ADVOCATE
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2020 PROVISIONAL ASSESSMENT INCREASES: IMPACT RANK BY NEIGHBORHOOD

Each neighborhood's rank is determined by the tax increase from the 2020 provisional assessment as a percent of that neighborhood's area median income.

SOURCES & METHODS:

Orleans Parish Assessor, 2020 provisional tax rolls. Figures below are for homestead-exempt properties only. Median income figures by census tract from US Census Bureau, 2015 American Community Survey. Mortgage costs are estimated from that area's most recent home sales if within previous 30 years. Interest rates for PMI are annual averages from year of sale. Mortgage payment averages include only homes *paying* a mortgage (i.e. homes that are paid off are not included in the average).

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
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ORLEANS	32	\$996	2%	\$51,458	\$2,846	\$3,230	5%
FILLMORE	33	\$602	2%	\$32,298	\$839	\$1,322	7%
NEW MARIGNY SOUTH	34	\$412	2%	\$22,176	\$733	\$1,035	5%
HOLY CROSS WEST	35	\$426	2%	\$23,098	\$652	\$975	6%
EAST ST. CHARLES CORRIDOR	36	\$675	2%	\$37,136	\$3,593	\$3,789	4%
TOURO-ST. CHARLES	37	\$977	2%	\$55,469	\$5,182	\$6,160	9%
FAUBOURG MARIGNY 8	38	\$992	2%	\$56,867	\$3,757	\$4,684	5%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
CENTRAL CITY NORTH	39	\$212	2%	\$12,287	\$547	\$625	3%
DRYADES CITY	40	\$346	2%	\$21,842	\$829	\$1,064	4%
LOWER WAREHOUSE DISTRICT	41	\$1,069	2%	\$70,521	\$3,370	\$4,344	5%
WAREHOUSE DISTRICT 2	42	\$948	2%	\$63,015	\$7,632	\$8,535	2%
ST LEO	43	\$398	1%	\$29,018	\$784	\$1,157	4%
CANAL UNITS	44	\$840	1%	\$61,458	\$1,844	\$2,627	9%
LEONIDAS	45	\$394	1%	\$29,442	\$1,374	\$1,643	3%
HISTORIC 7TH WARD	46	\$311	1%	\$23,235	\$1,029	\$1,338	3%
RIVERVIEW 2	47	\$368	1%	\$28,000	\$763	\$1,067	4%
LOWER GARDEN COLISEUM SQUARE	48	\$681	1%	\$52,708	\$4,131	\$4,753	3%
ALGIERS POINT 3	49	\$586	1%	\$45,472	\$2,377	\$2,784	4%
PONTCHARTRAIN	50	\$395	1%	\$31,366	\$1,045	\$1,377	4%
WEST NAVARRE	51	\$724	1%	\$60,662	\$2,699	\$3,423	4%
LOWER GARDEN DISTRICT	52	\$668	1%	\$56,739	\$2,988	\$3,637	3%
LOWER GARDEN PRYTANIA	53	\$542	1%	\$48,333	\$3,158	\$3,615	2%
IMPERIAL	54	\$225	1%	\$20,149	\$482	\$657	3%
EAST NAVARRE	55	\$660	1%	\$60,662	\$2,602	\$3,262	4%
FRERET	56	\$383	1%	\$36,362	\$2,580	\$2,964	2%
PONTCHARTRAIN POINT	57	\$823	1%	\$79,886	\$7,250	\$8,072	3%
CARONDELET CORRIDOR	58	\$497	1%	\$48,333	\$1,032	\$1,499	4%
BYWATER NORTH	59	\$212	1%	\$21,126	\$591	\$798	3%
MARIGNY COM 31	60	\$492	1%	\$49,039	\$8,150	\$8,642	1%
BURBANK	61	\$296	1%	\$29,792	\$792	\$972	4%
GERT TOWN	62	\$185	1%	\$18,667	\$277	\$388	3%
WAREHOUSE DISTRICT 3	63	\$615	1%	\$63,015	\$5,046	\$5,597	2%
PALM AIR-HOLLYGROVE	64	\$206	1%	\$21,099	\$330	\$505	3%
NAPOLEON	65	\$578	1%	\$59,661	\$7,582	\$8,160	2%
MIRABEAU D	66	\$523	1%	\$54,038	\$2,427	\$2,950	4%
MARIGNY	67	\$411	1%	\$44,063	\$4,024	\$4,426	2%
PARK ISLAND	68	\$503	1%	\$54,038	\$6,725	\$7,228	1%
GENTILLY TERRACE	69	\$433	1%	\$47,349	\$1,407	\$1,767	4%
UPPER GARDEN DISTRICT	70	\$907	1%	\$101,156	\$5,210	\$6,048	4%
ST. CHARLES CORRIDOR	71	\$1,095	1%	\$127,826	\$18,743	\$19,838	2%
WEST CANAL PARK	72	\$674	1%	\$79,886	\$4,229	\$4,903	3%
MCDONOGH 35	73	\$175	1%	\$21,991	\$1,861	\$2,036	1%
WEST ST. CHARLES CORRIDOR	74	\$511	1%	\$66,325	\$13,150	\$13,230	1%
CARROLLTON PARK	75	\$218	1%	\$28,593	\$3,085	\$3,289	1%
EAST CANAL PARK	76	\$707	1%	\$95,766	\$4,288	\$4,986	3%
SOUTH BOULIGNY	77	\$345	1%	\$47,504	\$4,068	\$4,358	1%
LAKEVIEW	78	\$629	1%	\$88,118	\$4,129	\$4,752	3%
WALNUT BEND	79	\$421	1%	\$59,565	\$1,153	\$1,542	4%
OAK PARK	80	\$399	1%	\$56,480	\$2,232	\$2,629	3%
TULANE CORRIDOR	81	\$220	1%	\$31,209	\$1,230	\$1,450	2%
MID-CITY	82	\$144	1%	\$20,882	\$1,840	\$1,983	1%
NEW MARIGNY 7TH WARD SOUTH	83	\$150	1%	\$21,829	\$552	\$701	2%
WEST END PARK	84	\$493	1%	\$71,890	\$3,082	\$3,559	3%
COLISEUM PLACE	85	\$688	1%	\$101,156	\$9,983	\$10,670	1%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
MILNEBURG SOUTH	86	\$224	1%	\$33,054	\$990	\$1,140	3%
VISTA PARK	87	\$401	1%	\$60,090	\$2,659	\$3,053	2%
POLAND AVE CORRIDOR	88	\$228	1%	\$34,375	\$475	\$699	3%
ENGLISH TURN	89	\$1,041	1%	\$161,250	\$8,093	\$8,857	3%
FLORIDA	90	\$599	1%	\$94,375	\$3,189	\$3,788	4%
PARIS OAKS	91	\$343	1%	\$54,038	\$675	\$976	3%
LAKE VISTA	92	\$708	1%	\$112,813	\$6,274	\$6,982	2%
CENTRAL BUSINESS DISTRICT 1	93	\$391	1%	\$63,015	\$16,405	\$16,735	1%
MAGAZINE GARDEN DISTRICT	94	\$621	1%	\$101,156	\$3,367	\$3,929	2%
WEST RIVERSIDE MAGAZINE	95	\$280	1%	\$46,791	\$3,432	\$3,712	1%
MARIGNY TRIANGLE	96	\$259	1%	\$44,063	\$3,638	\$3,898	1%
HUNTLEE VILLAGE 2	97	\$195	1%	\$33,514	\$774	\$865	2%
PRYTANIA PARK	98	\$585	1%	\$101,156	\$9,818	\$10,368	1%
MAGNOLIA	99	\$85	1%	\$14,766	\$574	\$570	1%
SOPHIETOWN	100	\$345	1%	\$60,539	\$3,794	\$4,139	2%
GARDENDALE	101	\$346	1%	\$61,250	\$12,429	\$12,775	1%
EAST GARDEN DISTRICT	102	\$277	1%	\$49,149	\$4,836	\$5,059	1%
LAKESHORE 2	103	\$621	1%	\$112,813	\$5,385	\$5,992	2%
UNIVERSITY	104	\$297	1%	\$54,104	\$8,133	\$8,431	1%
LAKE OAKS	105	\$459	1%	\$84,687	\$3,213	\$3,646	2%
NEW MARIGNY 8TH WARD	106	\$127	1%	\$23,809	\$624	\$749	2%
LAKEWOOD NORTHWEST	107	\$818	1%	\$155,714	\$4,784	\$5,602	3%
LOWER GARDEN CAMP ST.	108	\$257	0%	\$51,620	\$4,748	\$4,997	1%
MIRABEAU C	109	\$159	0%	\$32,298	\$1,267	\$1,426	1%
BYWATER SOUTH	110	\$173	0%	\$35,616	\$3,245	\$3,401	1%
DUBLIN CORRIDOR	111	\$167	0%	\$34,806	\$3,670	\$3,837	1%
CYPRESS GROVE	112	\$151	0%	\$31,993	\$419	\$532	2%
BARONNE	113	\$279	0%	\$59,661	\$7,008	\$7,287	1%
SOUTH CARROLLTON - CEMETERIES	114	\$169	0%	\$37,099	\$2,611	\$2,769	1%
NEW MARIGNY NORTH	115	\$101	0%	\$22,176	\$309	\$364	2%
LAKEWOOD NORTH	116	\$667	0%	\$155,714	\$3,340	\$4,007	4%
LOWER GARDEN MAGAZINE	117	\$246	0%	\$57,795	\$4,318	\$4,564	1%
MILNEBURG NORTH	118	\$131	0%	\$32,243	\$965	\$1,036	2%
NORTH PARK	119	\$232	0%	\$58,182	\$15,207	\$15,439	0%
JEFFERSON DAVIS/BANKS	120	\$152	0%	\$39,025	\$2,433	\$2,585	1%
COUNTRY CLUB GARDENS	121	\$599	0%	\$155,714	\$7,447	\$8,046	2%
LOWER GARDEN CONSTANCE ST.	122	\$229	0%	\$59,854	\$3,445	\$3,674	1%
ALGIERS RIVERPOINT	123	\$114	0%	\$30,165	\$2,714	\$2,828	1%
KENILWORTH EAST	124	\$104	0%	\$27,779	\$1,033	\$1,111	1%
BIENVILLE	125	\$147	0%	\$39,573	\$2,727	\$2,874	1%
SOUTH HOLLYGROVE	126	\$75	0%	\$20,383	\$344	\$370	1%
RIVERVIEW 3	127	\$87	0%	\$23,750	\$348	\$428	1%
LOWER 9TH WARD 1	128	\$71	0%	\$19,797	\$230	\$296	2%
NORTH IRISH CHANNEL	129	\$186	0%	\$53,921	\$3,407	\$3,566	1%
LOWER LAKESHORE	130	\$372	0%	\$112,813	\$3,630	\$4,002	2%
GENTILLY BLVD	131	\$123	0%	\$37,739	\$2,003	\$2,126	1%
PARK TIMBERS	132	\$322	0%	\$101,955	\$2,545	\$2,832	2%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
IRISH BAYOU	133	\$183	0%	\$61,458	\$403	\$525	4%
EAST CONSTANCE	134	\$170	0%	\$58,987	\$3,850	\$4,020	1%
CENTRAL CITY SOUTH	135	\$102	0%	\$36,273	\$2,355	\$2,439	1%
ALGIERS POINT 2	136	\$135	0%	\$49,789	\$2,985	\$3,118	1%
UPPER AUDUBON	137	\$239	0%	\$88,941	\$8,698	\$8,920	1%
EDGEWOOD PARK	138	\$74	0%	\$28,250	\$720	\$792	1%
TOULOUSE ANNEX	139	\$103	0%	\$39,573	\$2,609	\$2,712	1%
MIRABEAU A	140	\$140	0%	\$54,038	\$1,121	\$1,262	1%
CAMP-JACKSON	141	\$134	0%	\$52,425	\$6,419	\$6,522	0%
RIVERVIEW 1	142	\$67	0%	\$26,672	\$715	\$775	1%
PARKSHORE	143	\$75	0%	\$29,792	\$856	\$931	1%
WEST RIVERSIDE	144	\$114	0%	\$47,847	\$4,510	\$4,621	0%
DILLARD WEST	145	\$79	0%	\$33,594	\$544	\$621	1%
SOUTH TOUROVILLE	146	\$129	0%	\$55,469	\$5,833	\$5,945	0%
BURTHERVILLE	147	\$135	0%	\$58,182	\$7,900	\$8,035	0%
FAIRMONT	148	\$91	0%	\$39,547	\$789	\$876	1%
LAKEWOOD SOUTH	149	\$346	0%	\$155,714	\$6,476	\$6,821	1%
VOSCOVILLE	150	\$58	0%	\$26,297	\$526	\$584	1%
M. L. KING	151	\$32	0%	\$14,483	\$405	\$437	0%
FRENCH QUARTER 2	152	\$159	0%	\$73,328	\$5,667	\$5,814	0%
WESTCHESTER	153	\$137	0%	\$65,284	\$2,596	\$2,733	1%
ANCHORAGE - PACKENHAM OAKS	154	\$136	0%	\$65,284	\$3,366	\$3,501	1%
NEW MARIGNY 7TH WARD NORTH	155	\$39	0%	\$22,045	\$339	\$378	1%
TULLIS - WOODLAND	156	\$110	0%	\$62,052	\$212	\$296	2%
UPPER NINTH WARD SOUTH	157	\$39	0%	\$22,478	\$220	\$256	1%
RIVER GARDEN	158	\$115	0%	\$70,521	\$1,707	\$1,821	1%
LOWER GARDEN ANNUNCIATION SQ	159	\$103	0%	\$63,529	\$2,978	\$3,069	0%
ST PHILIP	160	\$21	0%	\$13,095	\$219	\$207	1%
LAKE WILLOW	161	\$35	0%	\$21,896	\$2,275	\$2,301	0%
FOUCHER RIVERSIDE	162	\$83	0%	\$54,433	\$3,340	\$3,418	0%
HUMANITY	163	\$61	0%	\$40,159	\$683	\$744	1%
EAST PARK	164	\$189	0%	\$127,715	\$7,373	\$7,560	0%
VENETIAN ISLES	165	\$91	0%	\$61,458	\$2,092	\$2,177	1%
MILANDALE	166	\$48	0%	\$32,645	\$1,784	\$1,829	0%
LOWER COAST RIVERFRONTAGE	167	\$234	0%	\$161,250	\$3,726	\$3,952	1%
FRENCH QUARTER 1	168	\$93	0%	\$64,610	\$4,707	\$4,800	0%
GENTILLY WOODS	169	\$53	0%	\$39,712	\$655	\$706	1%
LAUREL GARDEN DISTRICT	170	\$78	0%	\$59,045	\$3,282	\$3,360	0%
SOUTH IRISH CHANNEL	171	\$67	0%	\$51,679	\$2,982	\$3,044	0%
PONTCHARTRAIN PARK	172	\$49	0%	\$38,073	\$650	\$697	1%
CAMP-SONIAT	173	\$106	0%	\$83,045	\$5,578	\$5,682	0%
SOUTH MILANDALE	174	\$59	0%	\$47,211	\$3,230	\$3,282	0%
JEFFERSON CITY	175	\$66	0%	\$59,661	\$3,163	\$3,219	0%
READ BLVD EAST	176	\$45	0%	\$41,279	\$707	\$631	1%
ALGIERS POINT 1	177	\$54	0%	\$49,789	\$2,467	\$2,520	0%
RICKERVILLE	178	\$136	0%	\$127,826	\$10,788	\$10,924	0%
I-510 WEST	179	\$18	0%	\$16,842	\$242	\$260	1%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
TOUROVILLE	180	\$58	0%	\$55,469	\$5,913	\$5,968	0%
INNER CITY 7TH WARD	181	\$19	0%	\$19,067	\$291	\$310	0%
HURSTVILLE	182	\$129	0%	\$132,032	\$11,805	\$11,926	0%
ZION CITY	183	\$18	0%	\$19,564	\$406	\$423	0%
UPTOWN MAGAZINE	184	\$84	0%	\$90,021	\$3,887	\$3,971	0%
LOWER 9TH WARD 3	185	\$19	0%	\$20,080	\$207	\$225	0%
CHIMNEY WOOD	186	\$22	0%	\$23,731	\$550	\$571	0%
UPTOWN CENTER	187	\$79	0%	\$85,831	\$6,805	\$6,858	0%
BOULIGNY	188	\$39	0%	\$43,675	\$4,900	\$4,939	0%
MAURA-TROPIC	189	\$52	0%	\$59,849	\$572	\$625	1%
EAST BROADMOOR	190	\$22	0%	\$25,045	\$1,215	\$1,232	0%
DEBATTISTA - STEEPLECHASE	191	\$49	0%	\$59,849	\$1,907	\$1,957	0%
BLACK PEARL	192	\$35	0%	\$43,333	\$3,698	\$3,726	0%
MID IRISH CHANNEL	193	\$42	0%	\$52,016	\$3,370	\$3,409	0%
8TH WARD INNER CITY	194	\$15	0%	\$19,707	\$228	\$241	0%
EAST CARROLLTON	195	\$37	0%	\$54,516	\$4,204	\$4,238	0%
BULLARD NORTH	196	\$14	0%	\$22,110	\$801	\$813	0%
LAKE TERRACE	197	\$61	0%	\$95,795	\$4,935	\$4,996	0%
SOMERSET	198	\$11	0%	\$18,114	\$509	\$511	0%
ENG. TURN ORLEANS -RIVERSIDE	199	\$102	0%	\$161,250	\$606	\$707	1%
ST CLAIRE GARDENS 2	200	\$16	0%	\$26,798	\$539	\$556	0%
S NEW ORLEANS - ALBERNA	201	\$19	0%	\$30,825	\$319	\$235	0%
URSULINES	202	\$54	0%	\$88,816	\$4,966	\$5,013	0%
DIXON 2	203	\$13	0%	\$22,154	\$231	\$198	0%
NORTH BROADMOOR	204	\$32	0%	\$54,007	\$2,541	\$2,570	0%
BROADWAY	205	\$32	0%	\$55,766	\$5,038	\$5,063	0%
BEHRMAN HEIGHTS	206	\$14	0%	\$26,798	\$809	\$818	0%
UPPER EAST RIVERSIDE	207	\$23	0%	\$43,214	\$3,274	\$3,294	0%
UPPER CBD	208	\$25	0%	\$48,385	\$3,854	\$3,776	0%
FIVE OAKS	209	\$31	0%	\$59,849	\$2,984	\$3,016	0%
SPRING LAKE	210	\$11	0%	\$21,896	\$1,616	\$1,627	0%
TENNYSON PLACE	211	\$27	0%	\$53,287	\$2,587	\$2,614	0%
EDGEWOOD HEIGHTS	212	\$12	0%	\$23,862	\$218	\$229	1%
NORTH FONTAINEBLEAU	213	\$30	0%	\$62,434	\$3,129	\$3,159	0%
ACADEMY PARK	214	\$13	0%	\$27,299	\$903	\$909	0%
CYPRESS ACRES	215	\$8	0%	\$15,996	\$78	\$82	0%
THOMASVILLE	216	\$10	0%	\$20,760	\$2,074	\$2,074	0%
VILLA SITE EAST	217	\$13	0%	\$28,709	\$576	\$588	0%
WEST AURORA 2	218	\$17	0%	\$39,298	\$912	\$929	0%
NORTH THOMASVILLE	219	\$9	0%	\$20,760	\$3,829	\$3,838	0%
FONTAINEBLEAU	220	\$37	0%	\$89,231	\$4,006	\$4,040	0%
STREUBY/ TUNISBURG 2	221	\$11	0%	\$26,798	\$146	\$157	0%
SOUTH BROADMOOR	222	\$19	0%	\$49,095	\$3,023	\$3,040	0%
DOWNMAN NORTH	223	\$9	0%	\$24,034	\$225	\$232	0%
OLD AURORA 1	224	\$21	0%	\$59,793	\$791	\$811	0%
HAYDEL PLACE	225	\$10	0%	\$27,299	\$333	\$340	0%
LITTLE WOODS	226	\$11	0%	\$31,894	\$445	\$456	0%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
ENG. TURN FAIRWAYS	227	\$55	0%	\$161,250	\$5,800	\$5,840	0%
VICTORY PARK - GILMORE PARK	228	\$9	0%	\$26,798	\$119	\$116	0%
LAKE FOREST 1	229	\$26	0%	\$78,315	\$3,240	\$3,266	0%
BODENGER - GREтна LINE	230	\$8	0%	\$24,772	\$376	\$383	0%
NORTH LEONIDAS	231	\$8	0%	\$26,620	\$1,144	\$1,151	0%
LOWER 9TH WARD 4	232	\$8	0%	\$24,526	\$369	\$369	0%
SHERWOOD	233	\$13	0%	\$41,224	\$725	\$737	0%
WEST FONTAINEBLEAU	234	\$20	0%	\$64,034	\$3,550	\$3,570	0%
HAYNE BLVD WEST	235	\$8	0%	\$25,168	\$514	\$518	0%
DONNA VILLA	236	\$9	0%	\$29,291	\$684	\$693	0%
KABEL	237	\$18	0%	\$59,849	\$997	\$1,015	0%
LAKEWOOD COUNTRY CLUB	238	\$28	0%	\$101,955	\$3,276	\$3,304	0%
WHITNEY 1	239	\$8	0%	\$30,165	\$273	\$280	0%
LAKESHORE 3	240	\$6	0%	\$22,110	\$871	\$874	0%
LAKE BARRINGTON	241	\$10	0%	\$37,149	\$1,924	\$1,934	0%
HOLLYGROVE	242	\$5	0%	\$20,458	\$223	\$227	0%
VILLA SITE WEST	243	\$7	0%	\$29,761	\$668	\$670	0%
NEW AURORA	244	\$16	0%	\$64,289	\$1,304	\$1,317	0%
RIVERBEND	245	\$10	0%	\$41,172	\$2,694	\$2,704	0%
PLANT PROP - PACE PARK1	246	\$7	0%	\$27,957	\$363	\$369	0%
WILLOWTREE	247	\$6	0%	\$24,028	\$640	\$646	0%
SUGARHILL	248	\$6	0%	\$26,297	\$547	\$553	0%
KENILWORTH	249	\$5	0%	\$23,731	\$1,154	\$1,159	0%
LOWER 9TH WARD 2	250	\$6	0%	\$26,088	\$623	\$628	0%
CHESTNUT STATION	251	\$22	0%	\$101,156	\$9,460	\$9,482	0%
LAKE CARMEL	252	\$7	0%	\$33,613	\$1,338	\$1,344	0%
NIE RIVERTREE - JO ELLEN	253	\$12	0%	\$59,849	\$1,148	\$1,160	0%
UPPER NINTH WARD NORTH	254	\$4	0%	\$18,357	\$252	\$255	0%
ALMONASTER	255	\$2	0%	\$13,095	\$106	\$108	0%
DONNER ESTATES	256	\$19	0%	\$101,955	\$1,873	\$1,881	0%
LAKEWOOD EAST	257	\$4	0%	\$24,028	\$1,428	\$1,432	0%
LAKE BULLARD	258	\$14	0%	\$78,315	\$2,256	\$2,270	0%
PACE PARK 2	259	\$5	0%	\$28,070	\$388	\$393	0%
IDLEWOOD	260	\$13	0%	\$78,315	\$1,036	\$1,050	0%
ZENITH ST-SECTION 6	261	\$4	0%	\$24,972	\$544	\$541	0%
REAL TIMBERS	262	\$2	0%	\$16,532	\$2,040	\$2,043	0%
BOCAGE	263	\$8	0%	\$53,287	\$1,314	\$1,321	0%
PUISSON - LACOSTE	264	\$5	0%	\$37,197	\$140	\$136	0%
SUMNER ST 2	265	\$4	0%	\$30,825	\$154	\$158	0%
RIVER PARK - HOLLY PARK	266	\$5	0%	\$37,197	\$267	\$272	0%
HUNTLEE VILLAGE 1	267	\$7	0%	\$58,758	\$300	\$304	0%
LAKE FOREST 2	268	\$10	0%	\$78,315	\$3,181	\$3,191	0%
MCKENDALL ESTATES	269	\$9	0%	\$78,315	\$2,947	\$2,956	0%
TALL TIMBERS	270	\$11	0%	\$101,955	\$2,061	\$2,069	0%
ELMWOOD 2	271	\$2	0%	\$16,532	\$1,122	\$1,124	0%
EASTOVER	272	\$8	0%	\$78,315	\$4,012	\$4,020	0%
OAK ISLAND 2	273	\$4	0%	\$39,464	\$447	\$446	0%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
ELMWOOD 1	274	\$2	0%	\$16,532	\$1,146	\$1,147	0%
CUTOFF - ORLEANS/ RIVERSIDE	275	\$3	0%	\$37,197	\$196	\$199	0%
ENG. TURN VILLAS	276	\$14	0%	\$161,250	\$5,007	\$5,022	0%
BRIARWOOD	277	\$3	0%	\$31,903	\$650	\$653	0%
HUNTINGTON PARK	278	\$2	0%	\$18,114	\$1,407	\$1,403	0%
ST CLAIRE GARDENS 1	279	\$4	0%	\$44,870	\$462	\$466	0%
WEST CROWDER	280	\$2	0%	\$27,345	\$270	\$271	0%
MARLYVILLE	281	\$5	0%	\$61,719	\$2,398	\$2,403	0%
CASTLE MANOR	282	\$2	0%	\$29,291	\$603	\$602	0%
STREUBY/ TUNISBURG 1	283	\$2	0%	\$35,268	\$188	\$190	0%
KINGSWOOD	284	\$2	0%	\$33,613	\$890	\$890	0%
FAUBERG	285	\$5	0%	\$78,315	\$1,288	\$1,293	0%
WEST AURORA 1	286	\$4	0%	\$65,284	\$696	\$700	0%
OAK ISLAND	287	\$2	0%	\$39,464	\$547	\$550	0%
8TH WARD I-10W	288	\$1	0%	\$23,862	\$396	\$394	0%
OLIVIER	289	\$2	0%	\$30,817	\$487	\$489	0%
EASTSHORE	290	\$2	0%	\$31,898	\$57	\$59	0%
BARRINGTON	291	\$2	0%	\$33,613	\$752	\$754	0%
WILLOWBROOK	292	\$2	0%	\$37,448	\$584	\$583	0%
OLD AURORA 2	293	\$3	0%	\$53,287	\$704	\$700	0%
SOUTHLAWN	294	\$2	0%	\$35,268	\$132	\$134	0%
WARWICK	295	\$1	0%	\$30,337	\$973	\$971	0%
CAZELAR - W HOMESTEAD	296	\$1	0%	\$26,798	\$289	\$290	0%
PINES VILLAGE	297	\$1	0%	\$24,299	\$496	\$497	0%
DOWNMAN SOUTH	298	\$1	0%	\$24,301	\$271	\$272	0%
CAMELLIA TRACE	299	\$1	0%	\$26,798	\$535	\$536	0%
FOREST PARK	300	\$0	0%	\$13,095	\$79	\$80	0%
RIVER OAKS - HYMAN	301	\$2	0%	\$58,433	\$632	\$631	0%
FAIRWAY ESTATES	302	\$1	0%	\$78,315	\$3,426	\$3,427	0%
VILLAGE - VERSAILLES	303	\$1	0%	\$34,119	\$503	\$501	0%
I 610E FLORIDA	304	\$0	0%	\$25,775	\$433	\$433	0%
PLUM ORCHARD	305	\$0	0%	\$27,299	\$389	\$387	0%
AURORA OAKS	306	\$1	0%	\$54,124	\$1,090	\$1,091	0%
MARK	307	\$1	0%	\$78,315	\$2,026	\$2,015	0%
WIMBLEDON	308	\$0	0%	\$26,481	\$799	\$800	0%
TALL TMBRS EXTENSION	309	\$0	0%	\$31,993	\$636	\$633	0%
ELMWD OLD BEHRMAN FRONTAGE	310	\$0	0%	\$16,532	\$929	\$896	0%
LOWER COAST ALGIERS	311	\$0	0%	\$161,250	\$2,454	\$2,454	0%
ROSA PARK PLACE	311	\$0	0%	\$127,826	\$22,909	\$22,909	0%
NORTH EXPOSITION	311	\$0	0%	\$123,616	\$14,814	\$14,814	0%
SOUTH EXPOSITION	311	\$0	0%	\$105,724	\$7,728	\$7,728	0%
DEER PARK	311	\$0	0%	\$78,315	\$69	\$69	0%
FRENCH QUARTER COM 22	311	\$0	0%	\$68,573	\$11,016	\$11,016	0%
AUDUBON PLACE	311	\$0	0%	\$58,182	\$53,961	\$53,961	0%
DIXON	311	\$0	0%	\$43,538	\$1,603	\$1,603	0%
WOODLAND ESTATES	311	\$0	0%	\$37,197	\$185	\$185	0%
VINA	311	\$0	0%	\$35,345	\$818	\$818	0%

NEIGHBORHOOD	NEIGHBORHOOD IMPACT RANK (out of 336)	Avg tax increase	Increase as % of area's median income	Area's median income (household)	2019 avg taxes	Taxes from 2020 values	Increase as % of home's mortgage payments
RIVERVIEW PARK	311	\$0	0%	\$35,268	\$156	\$156	0%
SUMNER ST 1	311	\$0	0%	\$35,268	\$184	\$184	0%
TAMARON	311	\$0	0%	\$33,613	\$1,788	\$1,788	0%
PARC FONTAINE	311	\$0	0%	\$33,514	\$0	\$0	0%
WHITNEY 2	311	\$0	0%	\$30,165	\$248	\$248	0%
CROWDER BLVD	311	\$0	0%	\$29,291	\$678	\$678	0%
ALGIERS POINT 2A	311	\$0	0%	\$28,000	\$1,513	\$1,513	0%
VICTORY PLAZA ANNEX	311	\$0	0%	\$26,798	\$694	\$694	0%
PARC BRITTANY	311	\$0	0%	\$24,028	\$349	\$349	0%
WESTLAKE	311	\$0	0%	\$24,028	\$64	\$64	0%
ST CLAUDE COM 31	311	\$0	0%	\$23,776	\$3,122	\$3,122	0%
WEST THOMASVILLE	311	\$0	0%	\$20,760	\$2,612	\$2,612	0%
ELMWD - GARDEN OAKSSEINE	311	\$0	0%	\$16,532	\$186	\$186	0%
OAKDALE	311	\$0	0%	\$16,532	\$58	\$58	0%
HIGHWAY PARK	311	\$0	0%	\$13,095	\$283	\$283	0%
FISCHER	311	\$0	0%	\$12,231	\$192	\$192	0%