

What You Wanted To Know About TaxesAnd Were Afraid To Ask

Do you know what a mill is? Do you know how many mills of real estate taxes you pay to Hanover Township, the County of Northampton and the Bethlehem Area School District? Do you know how the assessed value of your house and the millage rates are used to compute your taxes? Everyone pays real estate taxes if they own a property, but most people don't understand how their taxes are computed or how all the verbiage about millage and assessed value translates to your wallet. Well, read on and hopefully some, if not all of your questions will be answered.

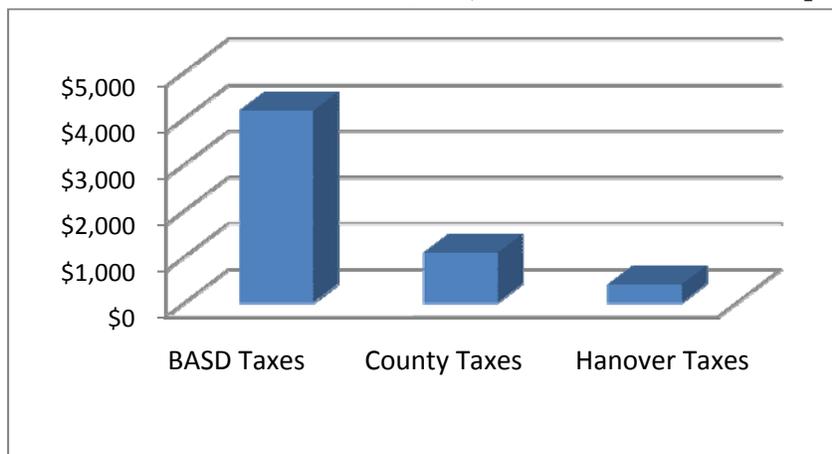
The word mill means a money amount equal to 1/10 of one cent. One mill is represented in decimal form as .001. Each year the three taxing authorities, the Township, the County and the School District establish the millage rate for the upcoming year. Currently the rates are: Hanover Township – 3.9 mills (.0039), County of Northampton – 10.8 mills (.0108) and Bethlehem Area School District – 41.6 (.0416) for 2009 / 2010 up from 37.56 (.03756) in 2008 / 2009.

2010 Hanover Township Residents' Tax Millage and Taxes for a \$100,000 Assessed Property

Your property values are determined by County of Northampton and the assessed value is 50% of the county determined market value. That assessed value is multiplied by the millage rates above to determine the amount of tax you owe on your property. The chart below shows the values of three properties, what the assessed value is for each of those properties and the taxes you would pay to each of the three taxing jurisdictions.

<u>Property Value</u>	<u>Assessed Value</u>	<u>BASD (41.6 mills)</u>	<u>County (10.8 mills)</u>	<u>Hanover (3.9 mills)</u>
\$300,000	\$150,000	\$6,240	\$1,620	\$585
\$200,000	\$100,000	\$4,160	\$1,080	\$390
\$100,000	\$50,000	\$2,080	\$540	\$195

Taxes on a home assessed at \$100,000 in Hanover Township



The next chart shows what an increase of one mill in township taxes would be in dollars for a Hanover Township property owner. A one mill increase in Hanover Township taxes would be a 25.64% tax increase, which sounds like a lot, but it would only result in \$100 more in taxes from \$390 to \$490 for the owner of a \$200,000 property (assessed value of \$100,000). For the 2009/2010 Tax Year the BASD increased their Mill rate from 37.56 Mills to 41.6 Mills which resulted in an increase in taxes on a home assessed at \$100,000 by \$404, more than you pay to Hanover Township for all the services listed below and more! That equated to only a 10.76% increase.

<u>Property Value</u>	<u>Assessed Value</u>	<u>Current Township Tax (3.9 mills)</u>	<u>1 Mill Increase (4.9 mills)</u>	<u>Total Tax Increase</u>
\$300,000	\$150,000	\$585	\$735	\$150
\$200,000	\$100,000	\$390	\$490	\$100
\$100,000	\$50,000	\$195	\$245	\$50

Okay, now that you understand all the figures, below are some of the services provided for your township tax dollars:

Public Works

- * Winter road maintenance and materials
- * Yard waste collection
- * Road maintenance-crack sealing, asphalt repairs and materials
- * Storm sewer inlet maintenance
- * Street sweeping
- * Leaf collection & tree trimming
- * Asphalt paving overlays and materials
- * Street and traffic sign materials, maintenance and replacement
- * Annual traffic line striping and all intersection markings
- * Township-owned building maintenance
- * Traffic light installations & maintenance
- * Vehicle & equipment maintenance

Administration

- * The administration, supervision and control of all township activities to provide the efficient operation of all township services

Zoning & Code Department

- * Licensing of contractors and other businesses
- * Building codes and zoning ordinance enforcement

Parks Department

- * Maintenance of 12 community parks
- * Maintenance of 7 tot-lot playgrounds
- * Maintenance of 9 baseball /softball /soccer / lacrosse fields
- * Maintenance of 8 detention basins & berms
- * Maintenance of 1 major swale
- * Maintenance of 3 pavilions (1 rental)
- * Maintenance of three park / pool bathroom facilities
- * Snow removal for municipal buildings and parking lots & sidewalks
- * Three firefighters

Recreation Programs

- * Subsidizing the operation and maintenance of the Community Center
- * Subsidizing the operation and maintenance of the Hanover Township municipal pool
- * Subsidizing the summer playground program

Zoning & Code Department (con't)

- * Property maintenance enforcement
- * Property records and plans management

Colonial Regional Police Department

- * Funding 52.3% of the CRPD Budget
- * 24 hour, 7 day a week police protection and services to include:
 - Canine support
 - Investigative operations
 - Emergency response team training and operations
 - Truck safety and weight inspections
 - Public awareness and safety programs
 - Participation in drug task force
 - Bike patrols
 - DARE& Kids Cards
 - DUI Checkpoints
 - Citizens Police Academy

Hanover Township Volunteer Fire

Company No. 1

- * Subsidizing the 24 hour, 7 day a week fire services and protection
- * Subsidizing the 24 hour, 7 day a week ambulance service including TEAMS & ALS
- * Purchase of all emergency vehicles (.5 Fire Tax)

- * Building and zoning permit applications
 - * Building, site, and property use plan reviews
 - * Building inspection
 - *Nuisance complaints
- * Administration of construction and zoning appeals

How Hanover Township Residents' Taxes Compare with Our Neighbors

Sometimes it is important to compare what we as residents in Hanover Township receive in comparison to other municipalities that either is abutting to us or are similar to us in Northampton County either in size or in services provided. The chart below outlines the municipalities that Hanover Township most resembles either in services along the Route 22 corridor or are a 2nd Class Township like Hanover.

This information is presented so that residents in the Township have an understanding as to how their tax dollars are used and how we compare to those in our immediate area.

Assessed Value		Hanover (1, 2)	East Allen (3, 4, 5)	Palmer (2)	Bethlehem Township (3)	Forks (2)	Lower Nazareth (3)
↓	2010 → Mill Rate	3.90	6.50	6.25	5.99	5.10	4.15
\$150,000		\$585.00	\$735.00	\$937.50	\$898.50	\$765.00	\$622.50
\$100,000		\$390.00	\$650.00	\$625.00	\$599.00	\$510.00	\$415.00
\$50,000		\$195.00	\$325.00	\$312.50	\$299.00	\$255.00	\$207.50

Notes: (1) Hanover's Fire Tax is .5; (2) These Townships contract and bill for refuse & recycling; (3) These Townships the resident contract for their own refuse & recycling; (4) State Police protection; (5) East Allen's Fire Tax is 1.0.