

Borough of Phoenixville LERTA Example

Parcel #	15-9-157.2
Current Assessment	237,330.00
Improvements	65,000,000.00
New assessment	37,050,000.00
Borough Millage	4.41
County Millage	3.97
PASD Millage	27.06

3 acres of vacant land	
Building Permit Issued	10/1/2011
Building Completed	10/1/2013
Occupied	12/1/2013
Exemption to start	1/1/2014

			Exemption	Taxable	To Boro	To County	To PASD	TOTAL
Year 1	2014	100%	37,050,000	237,330.00	1,046.63	941.01	6,422.15	8,409.79
Year 2	2015	90%	33,345,000	3,942,330.00	18,432.30	16,572.35	113,101.60	148,106.25
Year 3	2016	80%	29,640,000	7,647,330.00	34,771.35	31,262.68	213,358.90	279,392.93
Year 4	2017	70%	25,935,000	11,352,330.00	51,110.40	45,953.00	313,616.20	410,679.60
Year 5	2018	60%	22,230,000	15,057,330.00	67,449.45	60,643.33	413,873.50	541,966.28
Year 6	2019	50%	18,525,000	18,762,330.00	83,788.50	75,333.65	514,130.80	673,252.95
Year 7	2020	40%	14,820,000	22,467,330.00	100,127.55	90,023.98	614,388.10	804,539.63
Year 8	2021	30%	11,115,000	26,172,330.00	116,466.60	104,714.30	714,645.40	935,826.30
Year 9	2022	20%	7,410,000	29,877,330.00	132,805.65	119,404.63	814,902.70	1,067,112.98
Year 10	2023	10%	3,705,000	33,582,330.00	149,144.70	134,094.95	915,160.00	1,198,399.65
				Taxes over 10 years	755,143.13	678,943.88	4,633,599.35	6,067,686.36
Year 11	2024	Full Rate	0	37,287,330.00	165,483.75	148,785.28	1,015,417.30	1,329,686.33