



MOBILE HOME TAX REASSESSMENT PROJECT



United Way
of Chester County

YOU CAN LOWER YOUR PROPERTY TAXES!

**DEADLINE TO APPLY
IS JULY 13!**

United Way of Chester County, in partnership with Legal Aid of Southeastern Pennsylvania, is offering assistance to mobile home owners in Chester County to file for property tax reassessment appeals. *We will do all the work and pay the fees on behalf of the homeowners in the program.*

Your mobile home depreciates over time, but the tax authority won't lower your assessment unless you appeal. Since 2019, we assisted in 903 successful appeals, lowered assessments by 70%, saved each mobile home owner an average of \$872 on their annual taxes, and collectively saved these homeowners \$8.1 million over the next 10 years that they should have never owed to begin with if not for a flaw in state tax code.

HOW TO APPLY:

- Visit UnitedForMobileHomes.com and fill out the 2023 Reassessment Form or call Legal Aid of Southeastern Pennsylvania at 877-429-5994 to make an appointment
- Once the form is complete, Legal Aid of Southeastern Pennsylvania will contact the client to schedule a 30 minute intake interview between March and mid-July with a representative from Legal Aid of Southeastern Pennsylvania
- A paralegal will complete the forms and will contact the client for their signature
- A United Way of Chester County volunteer will take photos of the home for documentation
- All forms will be submitted between May 1 - August 1 to the County Reassessment Office
- Clients will be notified the results of their reassessment appeals in October

**Recently appealed your taxes?
Use this table to determine if you
need to appeal this year.**

If your home is...	Then you should reappeal every..
5 years old or less	2 years
5-10 years old	3 years
10+ years old	5 years

WHAT DO I NEED TO BRING TO THE APPOINTMENT?

- You need to know the **year, make, model and size** of your mobile home. A property tax bill, preferably the school tax bill
- Title or sales agreement to your mobile home, information about how much you paid for the home, including a bill of sale if you purchased within the past 5 years, as well as insurance information

For more information, call 877-429-5994.

Para más información en español, llame a 610-436-4510.

United Way



United Way of Chester County

MOBILE HOME TAX REASSESSMENT PROJECT

Mobile homes depreciate over time, unlike other forms of real estate. Because the tax assessment system makes no provision for that reality, mobile home taxes are accurate only in the first years after purchase, and become increasingly inaccurate each year thereafter.

Ultimately, some of these homeowners end up with a tax liability several times higher than reasonably expected. Mobile homes are the only form of property that require periodic assessment appeals to maintain equitable agreement to actual value.

Since 2019, the United Way Mobile Home Tax Reassessment Program has collectively saved the participating mobile home owners \$8.1 million over the next 10 years that they should

have never owed to begin with if not for a flaw in state tax code. *See additional results below.*

United Way of Chester County has partnered with Legal Aid of Southeastern Pennsylvania to continue this important work and scale it to assist all mobile home owners in Chester County who may be in a similar situation.



PROGRAM RESULTS

Assessment Values

Previous Assessed Value:	\$31,393,165
NEW 2023 Assessed Value:	\$10,172,443
Total Reduction:	\$21,220,722

Annual Tax Reductions

Range From	Average Decrease
\$51.76 - \$2,097.39	\$872.55

All mobile homes included in the project were **over-assessed** by an average of

70%



903 Successful Appeals

Total Annual Tax Reduction
\$816,669.74
(beginning 2023)



Tax Rate Overages

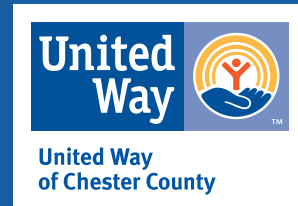
Lowest	112%
Highest	1022%
Average	337.36%

United Way of Chester County



Legal Aid of Southeastern PA

MOBILE HOME TAX REASSESSMENT PROJECT



YOU CAN LOWER YOUR PROPERTY TAXES FOR FREE!

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JOIN US AT OUR OUTREACH EVENTS:

→ **Tuesday, April 18 | 5-7 PM**
Avon Grove Library
117 Rosehill Ave.
West Grove, PA 19390

→ **Wednesday, June 21 | 5-7 PM**
Oxford Library
48 S. Second St.
Oxford, PA 19363

→ **Monday, April 24 | 5-7 PM**
Oxford Village
2 Dolinger Drive
West Grove, PA 19390

→ **Thursday, July 13 | 5-7 PM**
Phoenixville Public Library
183 Second Ave.
Phoenixville, PA 19460

→ **Thursday, May 18 | 5-7 PM**
Phoenixville Public Library
183 Second Ave.
Phoenixville, PA 19460

→ **Wednesday, July 19 | 5-7 PM**
Oxford Village
2 Dolinger Drive
West Grove, PA 19390

Assessment assistance available in English and Spanish at all events.

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- Insurance information

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