



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.

In just three years, the United Way Mobile Home Tax Reassessment Program has collectively saved the participating mobile home owners \$6.7 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, LCH Health and Community Services and local food pantries 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: **\$26,579,192**
NEW 2022 Assessed Value: **\$8,581,313**
Total Reduction: \$17,997,879

Annual Tax Reductions

Range From **\$51.76 - \$2,097.39** Average Decrease **\$885.35**

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

70%



756 Successful Appeals

Total Annual Tax Reduction
\$667,802.02
(beginning 2022)



Tax Rate Overages

Lowest **112%**
Highest **1022%**
Average 352.86%

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LASP **Legal Aid**
of Southeastern PA