

BILL NO. 4-2016
INTRODUCED November 9, 2016
ORDINANCE NO. 4-2016
ADOPTED December 14, 2016

ORDINANCE NO. 4-- 2016

AN ORDINANCE OF THE CITY OF MONONGAHELA, WASHINGTON COUNTY, PENNSYLVANIA ADOPTING THE TAX ASSESSOR'S 2017 TRIENNIAL ASSESSMENT OF REAL ESTATE BOUNDED BY THE CITY LIMITS AND WITHIN THE CITY OF MONONGAHELA BASED ON 100% OF THE FAIR MARKET VALUE OF SUCH REAL ESTATE AS DETERMINED BY THE TAX ASSESSMENT OFFICE IN AND FOR WASHINGTON COUNTY PENNSYLVANIA, AND THEREAFTER BASED ON THE CITY OF MONONGAHELA TAX ASSESSOR'S ASSESSMENT OF VALUE.

WHEREAS, by Ordinance No. 1-1981 the Tax Assessor of the City of Monongahela was directed to classify all real estate and improvements thereon within the City of Monongahela and to provide valuation for such real estate and improvements subject to taxation for City purposes in accordance with the Third Class City Code; and

WHEREAS, by Ordinance No. 4-1981 the tax assessment valuation for property, land and buildings located in the City of Monongahela which is not exempt for any other reason, was set at 50% of the actual value as determined by the Tax Assessor for the City of Monongahela; and

WHEREAS, The County of Washington by and through its Real Estate Tax Assessment Office has completed its reassessment of all real estate and improvements thereon in the said County including the City of Monongahela, based on 100% of the fair market value of the real estate and improvements, effective for the year commencing January 1, 2017; and

WHEREAS the City of Monongahela would benefit from the use if the valuations established by the Real Estate Tax Assessment Office in and for Washington County, Pennsylvania for the year commencing January 1, 2017;

NOW THEREFORE, be it hereby ENACTED and ORDAINED, and by these presents, it is hereby ENACTED AND ORDAINED:

SECTION 1. That subject to the review and acceptance by the Tax Assessor for the City of Monongahela, the valuations made by the Real Estate Tax Assessment Office in and for Washington County, Pennsylvania for the real estate and improvements situate in the City of Monongahela be and are hereby adopted at 100% of the fair market value of the same for the fiscal year commencing January 1, 2017, thereby repealing Ordinance No. 4-1981 which established valuations at 50% of the actual value as determined by the Tax Assessor for the City of Monongahela.

SECTION 2. It shall be the duty and the obligation of the Tax Assessor for the City of Monongahela after the triennial year 2017 to determine any classification of real estate in the City in such a manner and upon such testimony as may be adduced before her/him as to the buildings on the land and the land exclusive of the buildings and to certify to the Council the aggregate value of all real estate subject to taxation for City purposes within such classification in accordance with the Third Class City Code and to report the same to the City Council in sufficient time to establish the annual City of Monongahela tax based on its budget for the year.

SECTION 3. The Tax Assessor for the City of Monongahela shall complete her/his assessments by September, 2017 and each subsequent year thereafter in accordance with the Third Class City Code.

Section 4. Any and all ordinances heretofore enacted which conflicts with this Ordinance are hereby repealed.

ENACTED AND ORDAINED THIS 14th DAY OF Dec., 2016.



Mayor

ATTEST:


