

POTTSTOWN CITIZENS FOR Enlightened LEADERSHIP

Pottstown's most valuable real estate tax-exempt

The major source of local revenue for the Pottstown School District and Pottstown Borough is the real estate tax.

Pottstown has about 8,700 parcels, of which 326 are tax exempt. But these tax exempt parcels account for more than 20 percent of the total value of Pottstown's properties.

In fact, fifteen of Pottstown's 25 most valuable real estate parcels, shown below, are tax exempt.

Some tax exempt parcels, like public schools, serve local residents.

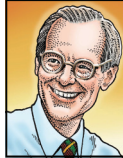
But many, like The Hill School, the Wyndcroft School, the county Hous-

ing Authority, Creative Health, the YWCA and the community college, serve people from a wide area. Local residents are expected to carry their tax burden.

Pottstown real estate assessments have been falling for 20 years. While community leaders indulge in hopeful thinking about economic development, we must make better use of the resources we already have.

We'll discuss that in future columns.

For a complete list of all real estate parcels in Pottstown, and their assessed value, see our website:



Commentary by
Tom Hylton

www.pottstowncitizens.org → **Taxation** → **Assessments**.

PROPERTY OWNER	ADDRESS	ASSESSMENT	STATUS
HILL SCHOOL THE	717 HIGH ST	\$39,936,410.00	Exempt
POTTSTOWN SCHOOL DISTRICT	550 N FRANKLIN ST	\$24,293,840.00	Exempt
POTTSTOWN HOSPITAL CO LLC	1600 HIGH ST	\$20,255,000.00	Exempt
POTTSTOWN SCHOOL DISTRICT	546 N FRANKLIN ST	\$14,748,130.00	Exempt
MONTGOMERY COUNTY COMMUNITY COLLEGE	101 COLLEGE DR	\$10,352,080.00	Exempt
POTTSTOWN CENTER LP	223 SHOEMAKER RD	\$10,160,000.00	Commercial
POTTSTOWN CENTER LP	233 SHOEMAKER RD	\$8,987,580.00	Commercial
MONTGOMERY COUNTY HOUSING AUTHORITY	W HIGH ST	\$5,440,200.00	Exempt
MONTGOMERY COUNTY HOUSING AUTHORITY	456 HIGH ST	\$4,710,220.00	Exempt
B & P LIMITED PARTNERS	272 KING ST	\$3,330,610.00	Apartment
ST ALOYSIUS ROMAN CATHOLIC CHURCH	214 N HANOVER ST	\$3,257,220.00	Exempt
GALMAN HILLSIDE LP	1545 QUEEN ST	\$3,200,000.00	Apartment
DANA DRIVESHAFT PRODUCTS LLC	1040 CENTER AVE	\$3,150,000.00	Industrial
POTTSTOWN SCHOOL DISTRICT	218 MINTZER ST	\$3,064,070.00	Exempt
CREATIVE HEALTH SERVICES INC	11 ROBINSON ST	\$2,975,440.00	Exempt
HCR MANORCARE PROPERTIES LLC	724 N CHARLOTTE ST	\$2,813,200.00	Commercial
MONTGOMERY COUNTY COMMUNITY COLLEGE	16 HIGH ST	\$2,798,770.00	Exempt
POTTSTOWN SCHOOL DISTRICT	461 YORK STREET	\$2,732,040.00	Exempt
POTTSTOWN LODGING PARTNERS LP	99 ROBINSON ST	\$2,573,000.00	Commercial
WYNDCROFT SCHOOL	401 ROSEDALE DR	\$2,559,200.00	Exempt
SPRING HILL REALTY INC	422 UPLAND ST	\$2,525,680.00	Apartment
POTTSTOWN BOROUGH	JACKSON ST	\$2,428,950.00	Exempt
POTTSTOWN SCHOOL DISTRICT	467 W. WALNUT ST	\$2,409,720.00	Exempt
POTTSTOWN BOROUGH	1149 GLASGOW ST	\$2,322,620	Commercial
HANOVER YS MANOR LLC	331 N. HANOVER ST	\$2,311,400	Apartment

The chart above shows Pottstown's 25 most valuable parcels.