

*These Pennsylvania localities currently assess properties using Two-Rate.
 Find out what it would take to put your town on the list.
 Center for the Study of Economics is easy to reach:
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City	Land Tax Rate	Building Tax Rate	Land Tax Date
Aliquippa School District	16.5000%	2.0000%	1993
Aliquippa	7.7000%	0.0900%	1988
Allentown	3.6210%	0.7710%	1997
Clairton	28.0000%	1.2200%	1989
Coatesville	1.0160%	0.4000%	1991
Connellsville	11.3500%	1.7500%	1992
DuBois	9.5000%	0.4500%	1991
Duquesne	1.6000%	0.8470%	1985
Ebensburg	4.0000%	1.3300%	2000
Harrisburg	2.4414%	0.4069%	1975
Lock Haven	5.2140%	1.3570%	1991
McKeesport	16.5000%	4.2600%	1980
New Castle	9.2459%	2.3337%	1982
Oil City	9.1500%	2.7100%	1989
Pittsburgh Improve Dist.	0.3710%	n/app	1997
Scranton	0.0821%	0.0179%	1913
Steelton	0.6490%	0.4440%	2000
Titusville	5.9160%	1.9000%	1990
Washington	19.216%	1.1000%	1985

TAKE NOTICE

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- Only tax increases (say, due to assessment increases) need be deferred.
- The tax deferment can be capped at some dollar amount, say \$15,000
- Property owners must apply each year for the deferment.
- Interest could be charged for the deferment, or it could be interest-free.
- The deferment must be repaid at time of sale or bequeathal (in which case the jurisdiction eventually will lose no revenue at all).

From the Editor

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→ Revenue-neutrality: whatever revenue the city loses by down-taxing buildings, it can exactly make up by taxing land assessments at a higher rate.

→ The income-tax code-and-regulations has more than octupled since 1955 (source *IBD* 7.30.2001, A20, citing the Tax Foundation's calculations based on the IRS Code and *Federal Tax Regulations* of the West Publishing Co.). The cost of compliance comes to about \$260 per capita, not counting lobbying, and haggling with the IRS (source: University of Michigan Office of Tax Policy Research). Tax land values, not general income.

→ When we tax wealth production, we create poverty. We penalize the successful to subsidize the unsuccessful. Tax land, not production.

→ In 1987, energy was about 5.8% of total U.S. consumption; it has been steadily tending downward and was about 4.4% in 2001's first quarter (*Investor's Business Daily*, 05.29.2001, A22, citing U.S. Bureau of Economic Analysis).

→ Use-value assessment of agricultural land (instead of market-value assessment), according to Frederick Stocker (economics Professor, Ohio State University), "appears to be an ineffective deterrent to development."