

## 2020 Reassessment Information

[Re-printed from Delaware County website]

In March 2017 Delaware County was ordered by the Court to conduct a countywide property tax reassessment, effective for the 2021 tax year. Delaware County Council contracted with Tyler Technologies, Inc. in 2017 to provide real property appraisal services for the County's 2020 general reassessment.

### *Fairness, Equity, and Transparency.*

These three words do not typically come to mind when thinking of property taxes in the counties of Pennsylvania that have not reassessed in many years, in some cases, even decades. The goal is to bring a fairer property tax to their taxpayers through the reassessment of all property.

*Fairness* will come as each property owner will be asked to pay only his fair share of the property tax burden. When all properties are appraised at market value at the same time, and the values meet statistical standards for accuracy, *Equity* will result. And to help make the process more understandable, Tyler has reached out to all property owners to provide education and information to enhance the *Transparency* of the process.

We hope you find this website helpful. Check back often as we will be adding features to the site throughout this two-plus year project. These additional features will include press releases, data collector locations, public information meeting schedules, frequently asked questions, and more. Links to helpful related sites will also be available.

### **\*\*IMPORTANT - NEW, TENTATIVE VALUE NOTICES WILL BE MAILED IN SPRING OF 2020\*\***

Delaware County has conducted a court-ordered reassessment of all the real estate within the county. Tentative property assessment values will begin arriving in Delaware County property owners mail boxes beginning in mid-February 2020. The purpose of this notice is to identify a *tentative*, new value that has been determined for your property, effective tax year 2021.

The purpose of the reassessment is to distribute the property tax burden among properties based on current fair market values. The reassessment cannot legally be used by the county or by any school district or municipality to generate more tax revenue. As you review this value, your primary question should be "*Is this the price for which I could sell my property?*" Your assessment should represent 100% of July 1, 2019 market value. Do not apply the current tax rate to your new assessment, the result will be inaccurate. The new millage rate will be determined by your Municipality, County, and School District for the 2021 tax year.

If you still have unanswered questions or disagree with your tentative property value, you may opt to schedule an informal review of your property with a representative from Tyler Technologies, the company contracted to perform the countywide reassessment. *No action is required if you agree with your tentative value.*

Property owners who only have one property to discuss, may schedule an appointment online or call. You will need the Parcel Number & Zone (printed in the upper right corner

of your letter.)

To schedule online please visit: [Tylertech.com/DelCo](http://Tylertech.com/DelCo)

*\*Property owners who wish to discuss multiple properties, must call to request an appointment.*

*\*\*The phone center and online scheduling will open at 8:30 a.m. on Feb 17, 2020.*

*\*\*\*Property owners cannot schedule an appointment until they have received a letter with the new tentative property value.*

**You can schedule an appointment by calling (888) 773-7056 between 8:30 a.m. and 4:30 p.m., Monday through Friday. Please note: The call center is for appointment scheduling only. Phone representatives cannot discuss any details surrounding your new value during your call.**

**Informal hearing requests must be made within 10 business days of the date on this notice. All appointment scheduling will close at 4:30p.m. on the 10th business day.**

### **Frequently Asked Questions About the Delaware County Reassessment**

**(Reprinted from Tyler Technologies)**

#### **Why did the County reassess?**

The reassessment is being done as a result of a Court Order. The court determined that property values have changed since the last reassessment twenty years ago which created inequities in the value of real estate in the County.

#### **Will the County, School, Or Municipalities Collect More Taxes as A Result of The Reassessment?**

A reassessment does not increase or decrease tax revenues. It only redistributes the total tax burden more fairly.

#### **When will the new assessed value take effect?**

January 1, 2021

#### **How is my property's value determined?**

The market value of your property is determined by using the property data that was collected earlier in the project. Digital photos were taken of all improved properties (parcels with structures), and then data mailers will be sent to ask you to verify that the collected data is correct. Tyler analyzed recent sales of similar properties, and considered construction costs and income and expense information, when appropriate.

### **What is market value?**

There are several long explanations of market value, but simply put, it is the most probable price a willing buyer would pay a willing seller for a property on the open market if neither party is under pressure to buy or sell.

### **How can I tell if my new value is correct?**

You should ask yourself, could I or would I sell my property for the amount listed as my new assessment. You can check this against sales of similar properties in your neighborhood. To help you compare, listings of preliminary values and other data for all properties in the County will be available for comparison on the internet at the County's website. Properties currently for sale can be found on the internet at sites like Realtor.com, Trulia, and Zillow.

### **Should the preliminary assessed value be the same as the purchase price for my property?**

The goal of the assessment equity project is to determine the fair market value of every property in Delaware County. If you purchased your house within the past year and if the purchase was on the open market and had no unusual conditions, the appraised value on your notice should be reasonably close to the sale price, but probably will not be the exact amount. Just because one person is willing to pay a certain amount for a property doesn't mean that the majority of buyers would be willing to pay the same price. During the valuation process, each property is compared to up to five similar properties to determine the most probable selling price. While sale prices may vary slightly, even for identical properties, the assessor must be equitable in his valuations. Therefore, similar properties will have the same appraised value, even if they might sell for a little more or less than the appraised value.

Along the same lines, even if you appealed your value (assessment) in a prior year to the Assessor's Office, or to the Board of Assessment Appeals, and the value was adjusted, the revaluation appraises each property as if it had not been valued before. Any prior changes are not considered since those changes were based on the old, outdated system. The new value you receive should be a reasonable estimate of market value and equitable with surrounding properties of a similar type.

### **Are exemptions included in this preliminary value?**

Any existing exemptions are not included in your preliminary value, but will be in the taxable value you receive from the County after the reassessment. (Taxable value equals the assessed value less any exemptions that may be applicable). **Questions concerning exemptions must be directed to the Assessor's Office. Assessment Phone: 610-891-4879.**

### **What if I feel the preliminary value is not close to my property's value?**

If you feel that the value is not reasonably close, make an appointment for an informal review to go over the data and value. Data compiled during the revaluation will be available for inspection at the informal review.

### **When will I learn the results of the informal review?**

No value changes will be made at the informal review, but all information you supply will be reviewed: You will be notified of the results of the review by mail.

### **What if I am still not satisfied with my assessment?**

If you disagree with the results of the informal review, your next step would be to file a formal appeal with the Board of Assessment Appeals.

**If I don't schedule an informal review, do I lose my right to file a formal appeal?**

No. You are not required to attend an informal review in order to file a formal appeal with the Board of Assessment Appeals, even if you chose not to schedule an informal review, further legal review is available if you have filed an appeal with the Board of Assessment Appeals.