



# Delaware County Reassessment 2021

## Tyler Technologies



Empowering people who serve the public™



**March 2017**

**Delaware County Board of Assessment  
was ordered by the Court to conduct a  
countywide reassessment.**

**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.**

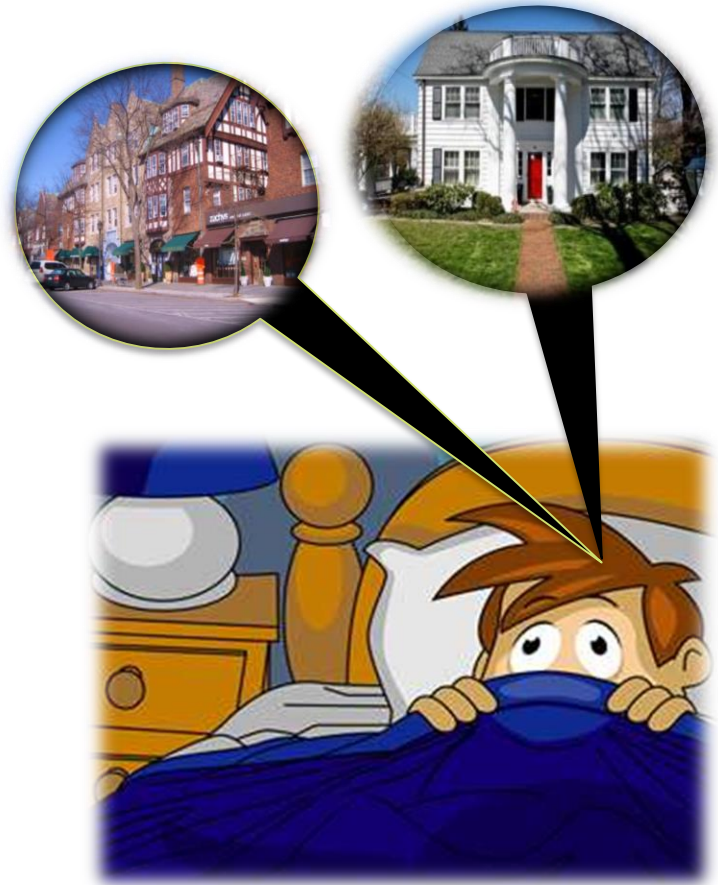
***The new assessed values will be effective for the 2021 tax year.***



**December 2017**

**Delaware County Council  
contracts with  
Tyler Technologies  
to provide  
property appraisal services**

- **Pay more taxes**
- **Government will spend more**
- **Discover unknown improvements on my property**



## Will a new assessment mean that I pay more in taxes?

A property's assessment should reflect its market value. As market values increase or decrease, assessed values may not reflect these changes. This means that some taxpayers could be paying more than their fair share of taxes, while others may be paying less than their fair share.

A reassessment does not necessarily mean that your assessment will increase. ***If your assessment does increase, it does not necessarily mean your taxes will increase.***

**Will the County, School, or  
Municipalities collect more taxes as a  
result of the reassessment?**

**NO.**

**Countywide Reassessments are  
REVENUE NEUTRAL.**

## **What Revenue Neutral Means:**

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



## Discover unknown improvements

Updating assessment records to include newly discovered improvements ensures equity and that everyone pays their fair share of property taxes.

*Countywide reassessments are intended to restore fairness within the community.*

# Phases of Reassessment



Imaging  
& Sketch  
Verification  
December  
2017  
to  
Mid 2018



Appraisal  
Desktop  
Verification  
& Data  
Collection  
Early 2018  
To  
Early 2019



Data  
Analysis  
  
Early  
To  
Mid  
2019



Valuation  
Review &  
Informal  
Meetings  
Mid 2019  
to  
Early 2020

## December 2017 – July 2018

- Tyler staff will photograph properties from inside white vans that will be clearly marked with signs indicating they are conducting an imaging and data verification project for the county, and will only be taken from the street.
- During these efforts, the County and local law enforcement entities will be updated regularly with information concerning image collection areas and expected duration.



**December 2017 – July 2018**

- The digital photographs collected during this phase will improve the quality of visual data used by the county and Tyler appraisers.
- In addition, the project will allow verification and correction of addressing discrepancies. The photos will be helpful for emergency management recovery reports that are necessary for state and federal assistance.



***To alleviate any privacy concerns, images will never be taken with homeowners or children present.***



## ➤ ***SPRING OF 2018***



**Delaware County has contracted with EagleView to collect Aerial Imagery. The flyover is expected to take place in early 2018. This is not a Tyler Technologies project. However, we will be utilizing the images when they become available.**

**Tyler's Sketch Verification team will convert the sketches from the County's existing assessment records. The sketch will be rotated and anchored over the structure's shape on the ortho photo. It will then be compared, at the desktop, to the visual images.**

# Sketch Verification



Using the sketch verification process allows us to avoid having to visit and measure every building – the benefits are:

- ✓ Significant cost savings to the County
- ✓ Less intrusion on taxpayers
- ✓ Greater accuracy on properties which have limited access



**Using a 3 screen approach, every property is reviewed, comparing exterior data from numerous sources:**




- **County Data & Sketch**
- **Street Level Image**
- **Aerial Image**
- **GIS Maps**

- **This process allows for a review of the County Assessment data, sketch, street view image and the GIS map layers for the parcel at the same time.**
- **The reviewer will view each structure's perimeter measurements, story height, and labels to make sure that they correspond with the building being viewed in the collected imagery.**
- **If any of the property improvements appear to have changed in any way from the current assessment record, the property will be flagged for a site visit.**

- **Trained data collectors will visit every property that has been flagged for a site visit based on the ADV review and sketch verification.**
- **Data collectors can be identified by their bright yellow Tyler vest and they will have a Delaware County issued photo ID badge.**
- **Exterior measurements will be taken of all improvements.**
- **All observations, notations, and sketch changes will be documented and returned for entry into the County's CAMA (Computer Assisted Mass Appraisal) software.**

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**BRODACKI MICHAL**  
46 WALNUT LN  
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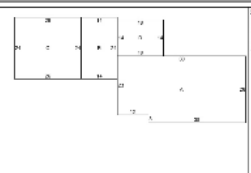

Date of Issue: July 29, 2017  
Parcel ID: 04.1.1.14  
Alt ID (Routing): 04731120709635  
Property Location: 46 WALNUT LN  
Building #: 1

Our firm has been retained by Monroe County to conduct the reassessment of all real estate for property tax purposes. Please use the Glossary of Terms supplied on the back of this form to carefully review the data recorded for this property. If you feel that any data is incorrect, enter the correct information directly on the form. Please return this form, with or without changes, to the address above within 14 days. If you have any questions, please call our office at 1-570-517-3895. Please do not call the Assessment Office.

Building Information			
Number of Living Units	1	Total Rooms	8
Style	Ranch	Total Bedrooms	3
Approximate Year Built	1954	Total Full Bathrooms	1
Story Height	1	Total Half Bathrooms	
Attic	None	Basement	Full
Heating System	Oil - Hot Water	Basement Garage Spaces	No Basement Garage
Central Air Conditioning	No	Finished Basement	0
Fireplaces	1	Total Living Area	1000

Inspection Information: No One At Home Over 18

Sales Information		Detached Structures	
Date	Price	Shed (Value)	12 X 10
04/10/2014	170,000	Shed (No Value)	12 X 10
		Patio (Concrete)	20 X 10
		Pool Vinyl Liner	30 X 10

04/11/14 08/25/2016

Please write your name, signature, and date and return to the address listed above. If you are returning this mailer with corrections or additional information, please write your daytime phone number as we may need to contact you for clarifications. Thank you for your attention to this matter.

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

Date: \_\_\_\_\_

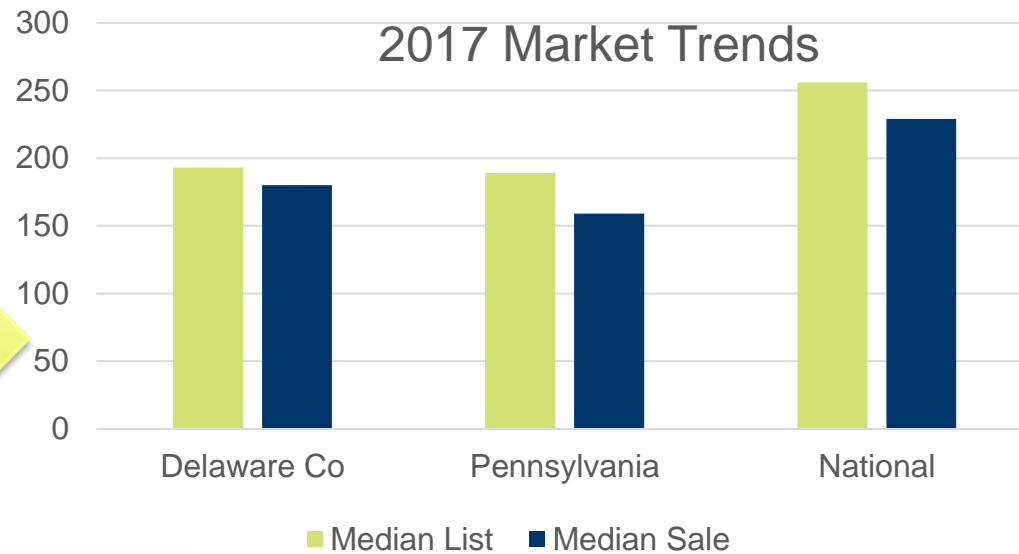
- Mailed to each property owner
- Summer 2018 through mid Summer 2019
- Opportunity for owner to review and confirm and/or correct the items which will impact property values
- In order to ensure accuracy and a high quality level of the assessment data, the data mailer should be signed and returned to us with noted changes





## DATA ANALYSIS

Data  
Analysis



Tyler's valuation specialists will use the collected data to calibrate computerized models specific to the Delaware County market.

- Identify market areas within the jurisdiction.
- Develop models relating price to property characteristics.
- Use the models to select comparable sales prices to subject properties being valued.
- Select appropriate comparable sales for each subject.

Early in 2020, property owners will receive a notice of the new tentative appraised value. The property owners are encouraged to evaluate whether the assessment appears to be reasonable. If it is, no further action is required.

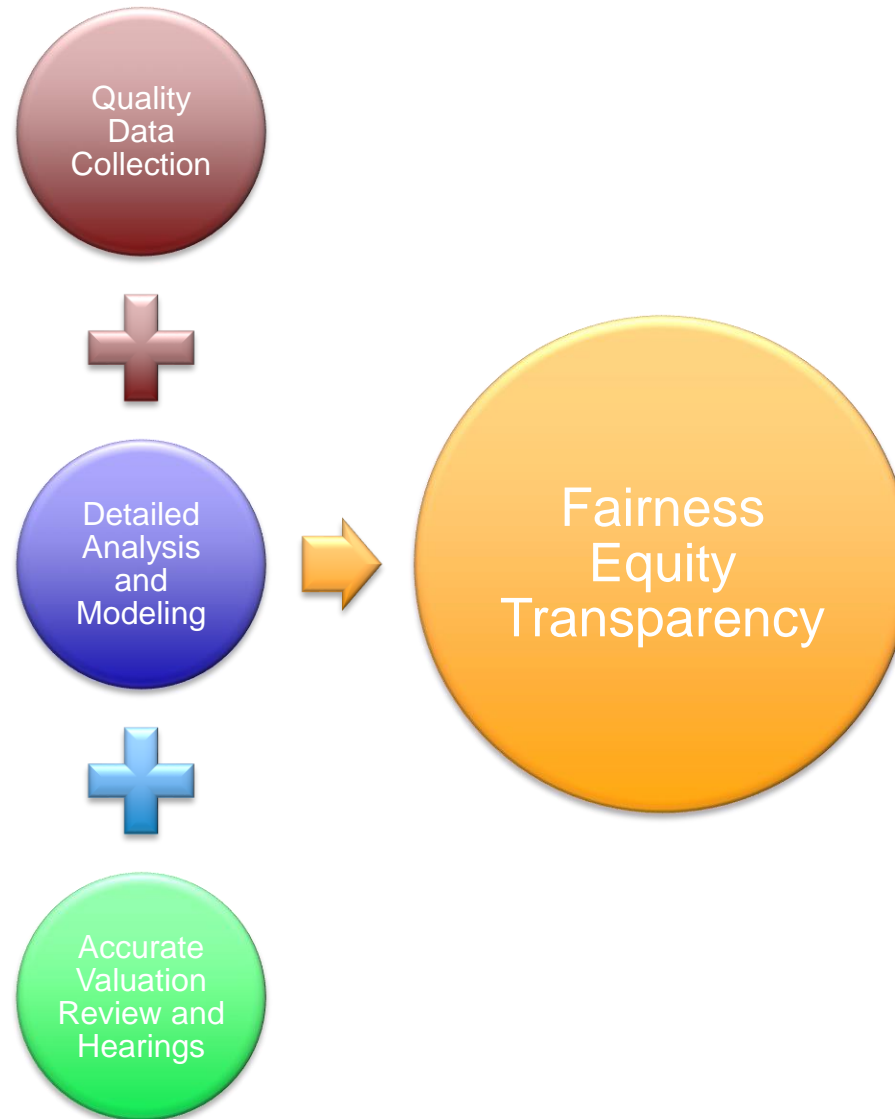


## Informal Meetings with Tyler Appraisal Staff



- If you believe the proposed value does not reflect the current market value, instructions will be provided with the notice on how to arrange an informal review of the value with Tyler.
- These reviews give the property owner a simple and efficient means for resolving any discrepancies.

# Quality-Driven Process = Quality Results



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- Delaware County Assessment Manager
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**FOR FURTHER INFORMATION:**

**[http://DelcoRealEstate.co.delaware.pa.  
us/DelcoReAssessment](http://DelcoRealEstate.co.delaware.pa.us/DelcoReAssessment)**

# Thank you for joining us today.

We would be happy to answer  
any questions at this time.

Visit us at  
[tylertech.com](http://tylertech.com)

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