

# Property Reassessment Frequently Asked Questions

## 1. Who is CLT Appraisal Services?

Tyler Technologies' CLT Appraisal Services™ is the oldest and only national mass appraisal services company. CLT possesses decades of local government expertise and has completed programs in nearly every state, including 26 state capitals, and has appraised more than 33 million parcels since 1938. CLT follows time-tested procedures for mass appraisal and can quickly adapt to changing legislation or requirements. Using the latest mobile and computing technology, aerial and satellite photography, physical analyses, reports, property records, market research, and more, CLT verifies every parcel for accuracy. With longstanding client relationships of more than 70 years, CLT takes pride in everything they do.

## 2. What is a reassessment?

A reassessment is the review of your property and the establishment of a fair market value. As a home's value fluctuates, your property taxes are based on such value — so reassessments must be performed periodically to confirm you are paying your fair share of taxes on your property.

## 3. Why is a reassessment necessary?

This process is necessary to determine fair market value, and to ensure taxpayers across the jurisdiction are paying the appropriate amount for their individual properties. Let's put it this way — you wouldn't want to split a check at a restaurant if you ordered salad and your friend ordered a full meal, would you? So, for that same reason, properties must go through a reassessment or revaluation to arrive at values equitably.

## 4. Will my taxes automatically go up as a result of a reassessment?

No. Reassessment reviews the value and classification of property. It does not determine the tax rate that is applied to calculate your property tax bill. Taxing districts such as cities, schools, and library districts set the levies that are applied. The districts determine their levies after reassessment is completed and values are reported to the districts.



## **5. Who is performing this reassessment?**

The Jackson County Assessment Department has contracted with Tyler Technologies' CLT Appraisal Services to assist with the reassessment project. CLT staff will work with the assessor's office to capture accurate, current information on the properties in your community.

## **6. How is the information about my property collected?**

Trained and experienced data collectors will visit your property and use a combination of technology-driven solutions to capture information about a property. Depending on the nature of the project, data collectors may walk around a property, view a property from the street, use remote imagery, or any combination of these approaches. The goal of the data collectors is to obtain precise, up-to-date information so the assessor's office can arrive at the most accurate market value.

## **7. Will the data collectors snoop around my property?**

No. When a data collector visits your property, the collector will not ask about furniture, decorations, landscaping, or other personal items — as they do not affect property value. However, they may ask about the number of bedrooms or bathrooms in the home, how the home is heated or cooled, and when the house was built. The data collector may inspect and measure the outside of any structure on your property and may also capture photos of your property or draw a sketch based on the measurements. This information is helpful to the data collector in assessing this fair value.

## **8. What if I'm not home when the data collector visits my property?**

If you are not home when the inspection occurs, the data collector may leave a postcard on your door to advise of the visit and request more information. To do your part in the reassessment, be sure to verify the information left on the card and follow any instructions given.

## **9. How do I know the data collector didn't simply drive by or guess at the data on my property?**

Rest assured, quality control steps are in place to be sure the data collected is accurate and reliable for both residential and commercial properties. A supervisor may conduct a separate, second inspection to confirm the accuracy of the information collected. Then, all information is compiled and reviewed by a trained appraisal professional in the assessor's office for confirmation.

## **10. What if the data collector can't see my whole property from the street?**

The use of modern technology has dramatically improved the property appraisal process, as well as the precision and accuracy of the valuations. Specialists may now use high resolution photos, satellite photography, as well as a collection of data from multiple sources to affirm and record the data on your property. Lot size, location, property characteristics, additional structures, comparable property sales, and more can all be reviewed as key elements affecting your property value.



### **11. What happens once the reassessment is complete?**

Once your property data has been collected using various technologies, and reviewed and analyzed by experienced appraisal professional, the assessor's office will send you a notice of value for your property.

### **12. What do I do with my notice of value?**

The notice of value represents the most up-to-date, fair market value for your property. Please review this information carefully, and keep in mind that the value represents the price you might sell your property for right now. If you agree with the new value, you can accept it and take no action.

### **13. What do I do if I do not agree with the new reassessed value?**

If the value is not what you expected, you have the option to discuss your concerns with the assessor's office and file an appeal.

### **14. How do I engage in an appeal?**

To prepare for an appeal, gather photos, recent appraisals, repair estimates, sale listings for similar properties — any information that might affect the value of your property and show why the reassessed value may be incorrect. You can then work with your assessor's office to submit this information for review.

### **15. Will my taxes go up if my reassessed value goes up?**

Not necessarily. Each taxing unit, such as your municipality, county, or school board, recalculates the tax rates based on these new reassessed values for all properties within its boundaries. Some tax bills will increase, some will decrease, and others will remain the same — this is known as the equalization of tax shares. Remember the restaurant example — if you order a salad, your bill will be based on the salad, even though you may have spent years paying for steak, or vice versa.

