



LYCOMING COUNTY GOVERNMENT
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LYCOMING COUNTY PROPERTY REASSESSMENT TIMELINE

- **Mid July 2024: Reassessment Office Set Up.** Tyler will set up an office on the 6th floor of the Lycoming County Third Street Plaza Building. Qualified staff will be hired and trained to verify and collect data on all the county's approximately 54,000+ real estate parcels.
- **Mid to Late August/September: Communications Program.** Tyler will coordinate with Lycoming County officials to develop and implement a Public Information Communications Program to inform all residents of the upcoming Reassessment. Information will also be published on the Lycoming County website and FAQ brochures will be made available to hand out to inform the public.
- **Mid-to-late Summer 2024: Data Collection Begins.** Tyler staff will begin visiting all Lycoming County properties by municipality. They have been contracted to verify and collect all necessary property information to ensure all relative information listed on the property record is accurate. Data collectors with Lycoming ID badges will interview occupants at the door and verify exterior measurements of all buildings and improvements. **Our staff will never ask to enter your home.** Each property will have an updated digital picture taken of each improvement.
- **Early Spring 2025: Data Mailers Mailed Out.** Once all the data is collected and verified for each parcel, Tyler will then mail updated property data mailers to homeowners. Please carefully review and note any incorrect information on the mailer and return it to the Reassessment Office promptly. Any incorrect data will be updated prior to the preliminary value being placed on each property. This will continue in phases until all parcels in the county have been inspected and data verified for accuracy.
- **Late 2026; Early 2027: Valuation Review.** Experienced Tyler mass appraisers will conduct the final review of all pertinent data in

accordance with IAAO and state statutes, to determine the fair market value of each parcel.

- **Mid-Spring 2027: Notice of Tentative values mailed out.** Notices of tentative fair market values will be mailed to owners of all properties in Lycoming County. Owners will have an opportunity to meet with Tyler staff for an informal property review of their values.
- **Mid-Summer 2027: Notice of Formal Real Estate Notices mailed out.** Owners will have the option to file a formal appeal with the county Board of Assessment. The appeals will likely last into October.
- **Nov 15th, 2027 – Final valuations must be certified.** Once certified, the final fair market values will be sent to the municipalities and school districts. These values will be used to calculate the millage rates.
- **Nov. 25, 2027:** Tyler's contract ends.
- **Jan. 1, 2028:** New property values go into effect.