



New Castle County Reassessment 2025



Court's Decision in Reassessment Litigation

The court determined that property values had changed significantly enough since the previous reassessment years ago and were no longer represented as the “*true value of money*” and that the current assessments were not uniform (i.e. not equitable).

The new assessed values will be effective for the 2025 tax year.



Reassessment Litigation



MAY 2020

To resolve pending litigation, New Castle County agreed to conduct a countywide reassessment.

Why Reassess?



A countywide reassessment values all properties at their current market value, restoring equity to all classes of property.

Reassessment Fears



Pay more taxes

Government will spend more

Discover unknown improvements
on my property

Reassessment Fears | More Taxes?



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.**

Reassessment Fears | Government Spending

Will New Castle County collect more taxes as a result of the reassessment?



The county is capped by State law on how much additional revenue can be generated from reassessment. Following the reassessment, property tax rates will be adjusted to ensure the County does not collect more than allowed by statute. Per State law, the County is capped at a 15 percent increase in tax revenue following a reassessment.

New Castle County has committed to raising NO additional revenue with this reassessment!

Reassessment Fears | Government Spending



Will the local School Districts collect more taxes as a result of the reassessment?

School Districts are capped by State law on how much additional revenue can be generated from reassessment. Per State law, the School Districts are capped at 10 percent in additional revenue.

If you are concerned that the School District portion of your real estate taxes will increase, please contact your School District to address your concern.

Reassessment Fears | Government Spending

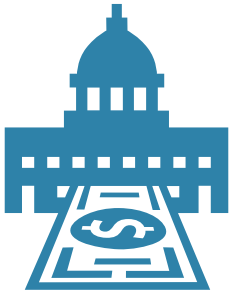
Will a municipality collect more taxes as a result of the reassessment?



A municipality may increase its property tax rate following reassessment. There is no statutory limit on the amount of additional tax revenue a municipality may raise. In New Castle County, municipalities use the County's assessments.

If you live in a municipality, you should contact your municipality regarding any concerns you have specific to post-reassessment municipal taxes.

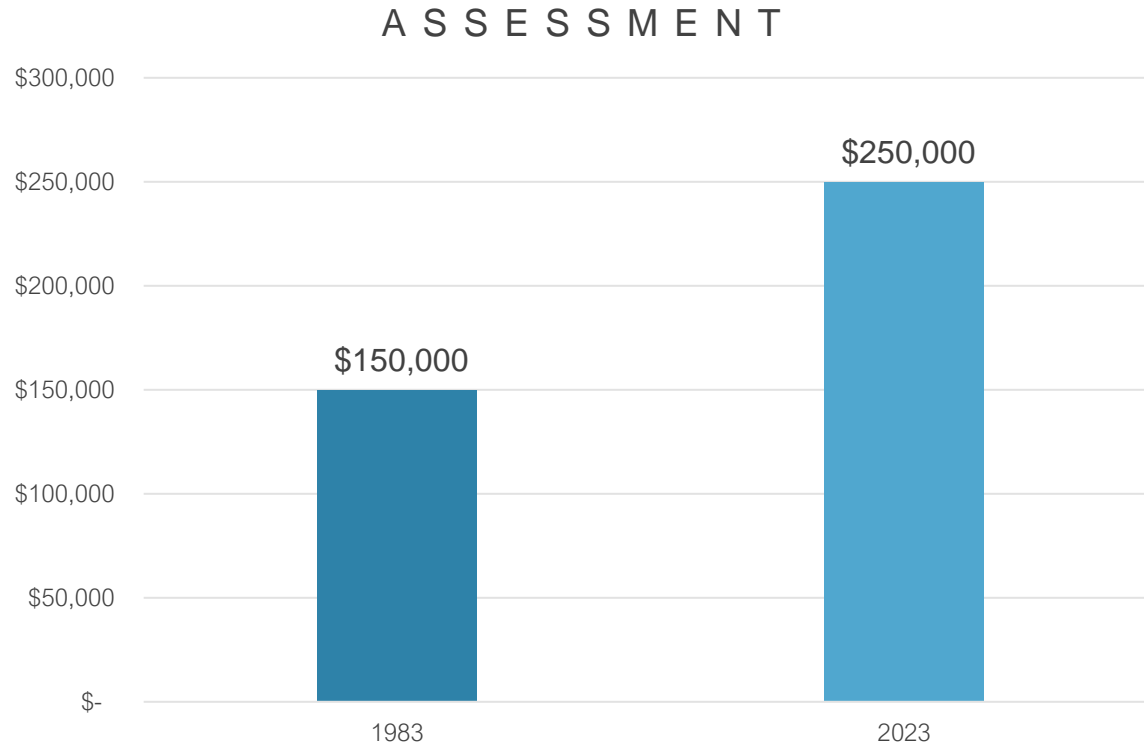
Reassessment Fears | Government Spending



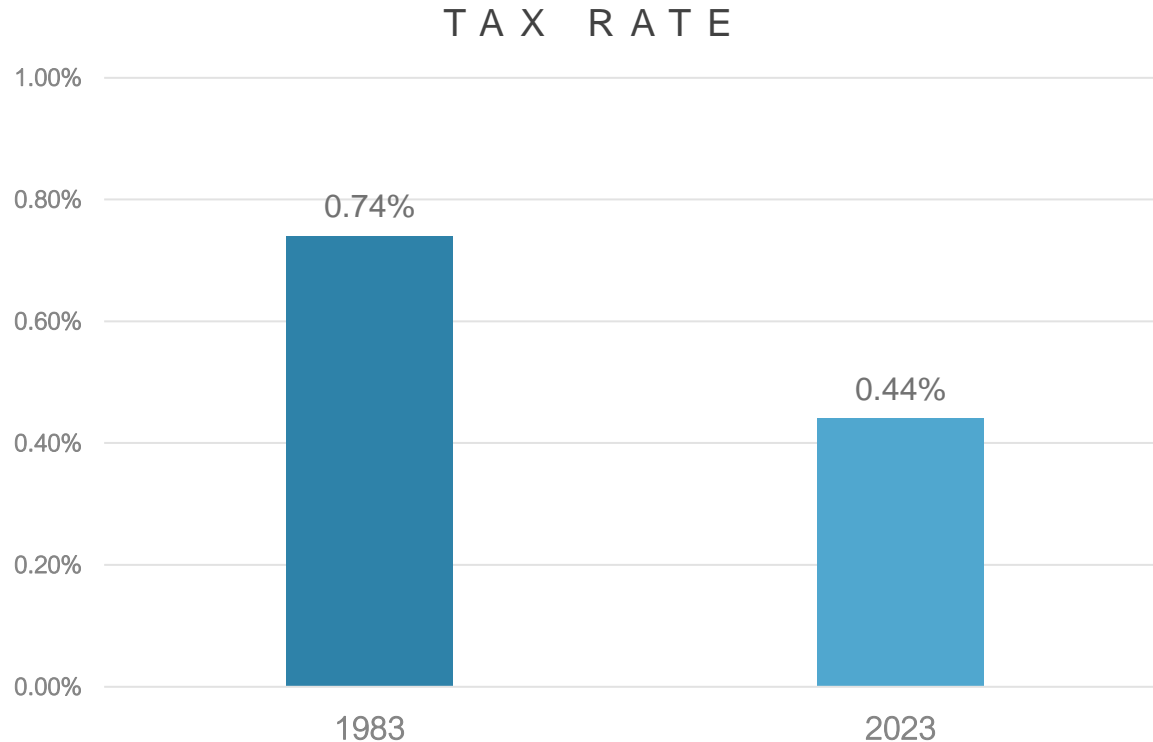
A reassessment does not increase or decrease tax revenues. It only apportions the total tax burden more fairly by setting new assessed values.

While the overall impact on a community is capped by State law, individual property owners may see their taxes decrease or increase.

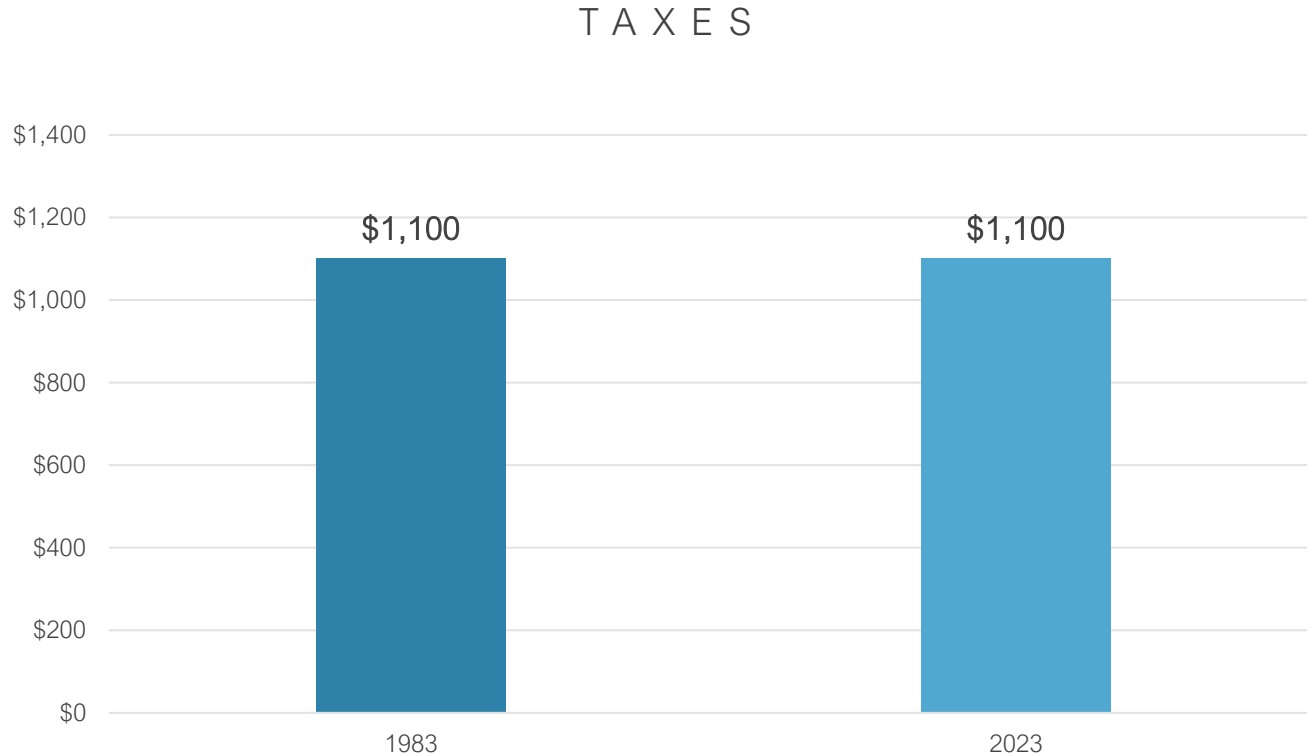
Countywide Reassessment – Tax Rate Change



Countywide Reassessment – Tax Rate Change



Countywide Reassessment – Tax Rate Change



Countywide Reassessment | Revenue Neutral



YOUR PROPERTY VALUE CHANGE

Lower than average change
for property class

PROPERTY TAX IMPACT

Taxes likely
decrease



Similar to the average
change for property class

Taxes likely
do not change



Higher than average change
for property class

Taxes likely
increase

Reassessment Fears | Discover Improvements



Updating assessment records to include newly discovered improvements ensures equity and that everyone pays their fair share of property taxes. The County is not using the reassessment to uncover code violations.

Countywide reassessments are intended to restore tax fairness.

Phases of Reassessment



**Aerial
Imaging**

Spring 2022



**Data
Collection**

2022–2023



**Data Analysis
& Review**

2022–2024



**Informal
Meetings**

Fall/Winter 2024

An aerial photograph of a suburban neighborhood. The houses are mostly two-story, light-colored with dark roofs. They are arranged in a grid-like pattern with winding streets. There are many green trees and lawns. The overall scene is bright and clear.

Aerial Imagery

SPRING 2021

New Castle County contracted with EagleView to collect aerial imagery. The flyover occurred in early 2021. This is not a Tyler Technologies project. However, the photos are being utilized for the reassessment project.

A close-up photograph of a person's hands holding a light-colored tablet. The person is wearing a light blue blazer over a dark top. A blue semi-transparent banner is overlaid across the middle of the image, containing the text 'Data Collection' in white. The background is blurred, showing other people in a professional setting.

Data Collection

Data Collection




Trained data collectors will visit every property in New Castle County.

Data collectors can be identified by their bright yellow Tyler vest, and they will have a New Castle 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.

Data Mailers



Tyler Technologies
57 Reads Way
New Castle, DE 19720



Date of Issue: February 15, 2023
Parcel ID: 42-00-00082-00
Alt ID: 00-00-000-000
Location: 1234 Main Street


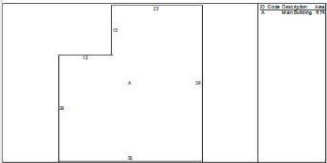
Mr. John Smith
1234 Main Street
Anytown, DE 00000

Tyler Technologies Inc. has been retained by New Castle County Council to conduct a court ordered reassessment of all real estate for property tax purposes. Using the Glossary of Terms found on the back of this form, carefully review your property data. Correct any inaccurate information and return this form to us within 14 days. Any reassessment questions? Please call us: 610-891-5695

*** YOU NEED NOT REPLY IF THE INFORMATION IS CORRECT ***

Building Information			
Number of Living Units	1	Total Rooms	8
Style	Conventional	Total Bedrooms	4
Approximate Year Built	1980	Total Full Bathrooms	2
Story Height	2	Total Half Bathrooms	1
Attic	None	Basement	Full
Heating System	Gas - W/M Air	Basement Garage Spaces	No Basement Garage
Central Air Conditioning	Yes	Finished Basement	0
Fireplaces	1	Rec Room Area	0
Utilities	All Public	Total Living Area	2348

Sales Information	Detached Structures



42-00-00082-00 04/20/2018

If you are returning this mailer with corrections or additional information, please write your name, date, and a daytime phone number as we may need to contact you for clarifications.

Mailed to each property owner


Summer of 2024

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 if any of the information needs to be corrected.

Income and Expense Surveys

**2020 - 2021
Annual Income and
Expense Report**



Name _____
Addr1 _____
Addr2 _____
City, State Zip _____

Parcel ID/Control# _____
Parcel Location _____

Wayne County, in conjunction with Tyler Technologies, is currently undergoing a county-wide reassessment of all real property resulting in new residential and commercial property values for the 2023 assessment roll. You are in receipt of this letter because the property listed above has been identified by the county as having either commercial, apartment, or industrial use. For reassessment projects like Wayne County, commercial properties are valued by the "cost approach" and the "income approach". This mailer concerns the gathering of information for the "income approach" to value.

To properly apply the income approach to value, we require current and relevant income and expense data from owners of commercial, industrial, camp, mobile home parks, and apartment or rental properties in the county. This information will be used to develop local economic models that calculate the estimated market value for various types of commercial properties. Submitted information will be held in the strictest of confidence and at no time will it be available to any other party or subject to freedom of information laws or regulations. Property owners/managers are encouraged to complete the forms provided to the best of their knowledge, as accurate and complete information is critical to determining fair and equitable values that reflect current local market conditions.

All information provided will remain strictly confidential. Submissions will ensure that the new assessments reflect the actual economic climate in the County, and how it specifically relates to each property.

- **Owner-occupied property** - Check ☐ **Yes, this is owner-occupied property.** You do not have to fill out this form, simply return it with the box checked "Yes".
- **Non-owner-occupied properties** - Real estate occupied by a business and is owned by a principal of the business are not owner-occupied properties, and are asked to complete this form in its entirety for 2019 and 2020. If a property is partially rented and partially owner occupied, you are also asked to complete this form in its entirety. Please be careful to identify which portions of the building are rented and which ones are owner occupied.
- **Owners of multiple properties** - Please fill out a separate information survey for each property owned in Wayne County. Additional forms can be obtained by calling the number at the bottom of this cover letter.

GENERAL INSTRUCTIONS
Please be sure to provide information for the 2019 and 2020 calendar years.

- Correct any ownership or property information shown that is incorrect.
- Complete **Rental Information** (non-apartment spaces) for 2019 and 2020 - A computer printout is acceptable provided all required information is given.
- Complete **Apartment Rental Information** for 2019 and 2020 - A computer printout is acceptable provided all the required information is given.
- Complete **Expense Information** for 2019 and 2020.
- If we have any questions, please write in a daytime phone number where we can reach you: _____
- Complete the following Verification of Purchase Price if the property was purchased after January 1, 2019.
Purchase Price: _____ Date: _____
Was the property publicly listed? ____YES ____NO. If No, Explain: _____
Did you materially change the property after the date of sale? ____YES ____NO. If Yes, Explain: _____

RETURN THIS INCOME AND EXPENSE REPORT ON OR BEFORE SEPTEMBER 15, 2021.
Please return to: Wayne County, CIO Tyler Technologies, 925 Court St, Honesdale, PA 18431. If you have any questions, please call 570-251-8985.

This information is not being gathered for residential properties

Commercial properties are valued by the "cost approach" and the "income approach"

Surveys will gather current and relevant income and expense data from owners of commercial, industrial and apartment properties

Mailed in Summer 2024

Gathers data for multiple years

All information provided will remain strictly confidential

Operating Statement – Retail, Industrial, Warehouse, Other

Property Address: _____				OPERATING STATEMENT		PARCEL ID: _____	
GENERAL RETAIL, WAREHOUSING, INDUSTRIAL, OTHER				DBA: _____			
TOTAL GROSS BUILDING AREA NUMBER OF FLOORS _____		MULTI-TENANT SINGLE TENANT _____		CURRENT OCCUPANCY YEAR _____ %			
FLOOR LEVELS	TYPE USE OR OCCUPANCY	TENANT NAME (VAC. IF VACANT)	LEASE SIGNED DATE TERM	MONTHLY RENT (IN \$)	SPACE LEASED SF	OWNER MARKET RENT (IN \$)	
to _____							
to _____							
to _____							
to _____							
to _____							
to _____							
to _____							

LANDLORD EXPENSE STATEMENT					
CHECK WHERE APPROPRIATE	ACTUAL YEAR _____	ACTUAL YEAR _____	UTILITIES (IN \$)	ACTUAL YEAR _____	ACTUAL YEAR _____
<input type="checkbox"/> INSURANCE (IN \$)			<input type="checkbox"/> ALL		
<input type="checkbox"/> REAL ESTATE TAXES (IN \$)			<input type="checkbox"/> ALL EXCEPT ELEC		
<input type="checkbox"/> GROUND LEASE (IN \$)			<input type="checkbox"/> OTHER		
<input type="checkbox"/> MAINTENANCE (IN \$)			<input type="checkbox"/> TRASH REMOVAL		
<input type="checkbox"/> ALL			<input type="checkbox"/> PAYROLL		
<input type="checkbox"/> EXT & STRUCT ONLY			<input type="checkbox"/> SECURITY		
<input type="checkbox"/> OTHER			<input type="checkbox"/> RESERVES FOR REPL.		
<input type="checkbox"/> JANITORIAL			<input type="checkbox"/> MANAGEMENT		
			<input type="checkbox"/> MISCELLANEOUS		

OFFICE BUILDINGS					
TOTAL GROSS BUILDING AREA _____		TOTAL RETAIL AREA _____		CURRENT OCCUPANCY OFFICE _____ RETAIL _____	
NET RENTABLE AREA _____		LEASED ON GROSS AREA BASIS _____		% _____ % _____	
INCOME STATEMENT			LANDLORD EXPENSE STATEMENT		
FLOOR LEVELS	SQUARE FOOT RENTS (IN \$) OFFICE: YEAR _____ RETAIL: YEAR _____	ESCALATION CLAUSES YES NO	CHECK WHERE APPROPRIATE (EXPENSE IN \$)	ACTUAL YEAR _____	ACTUAL YEAR _____
to _____			<input type="checkbox"/> INSURANCE		
to _____			<input type="checkbox"/> REAL ESTATE TAXES		
to _____			<input type="checkbox"/> GROUND LEASE		
to _____			<input type="checkbox"/> MAINTENANCE		
to _____			<input type="checkbox"/> ALL		
to _____			<input type="checkbox"/> EXT & STRUCT ONLY		
to _____			<input type="checkbox"/> JANITORIAL		
to _____			<input type="checkbox"/> UTILITIES		
OTHER INCOME / EXPENSES (IN \$)			<input type="checkbox"/> ALL		
PLEASE EXPLAIN:			<input type="checkbox"/> ALL EXCEPT ELEC		
			<input type="checkbox"/> OTHER		
			<input type="checkbox"/> TRASH REMOVAL		
			<input type="checkbox"/> PAYROLL		
			<input type="checkbox"/> SECURITY		
SIGNATURE _____ DATE _____					

Retail, industrial, & other income
producing properties

Total gross building area

Net leasable area

Occupancy status

Specific use

Operating Statement – Apartments

Property Address:		OPERATING STATEMENT APARTMENTS		PARCEL ID #: DBA:	
INCOME STATEMENT					
UNIT TYPE	NUMBER OF UNITS	CURRENT QUOTED RENT / MONTH (\$)	PROJECT AMENITIES	LANDLORD EXPENSE STATEMENT	
EFFICIENCY			<input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> TENNIS COURTS <input type="checkbox"/> CLUB HOUSE <input type="checkbox"/> EXERCISE ROOM <input type="checkbox"/> SAUNA <input type="checkbox"/> COVERED PARKING <input type="checkbox"/> BALCONIES/PATIOS <input type="checkbox"/> ALUX STORAGE	CHECK WHERE APPROPRIATE ACTUAL YEAR _____ ACTUAL YEAR _____ <input type="checkbox"/> INSURANCE (IN \$) <input type="checkbox"/> REAL ESTATE TAXES (IN \$) <input type="checkbox"/> GROUND LEASE (IN \$) MAINTENANCE (IN \$) <input type="checkbox"/> ALL <input type="checkbox"/> EXIT & STRUCT ONLY <input type="checkbox"/> JANITORIAL	
1 BEDROOM					
2 BEDROOM					
3 BEDROOM					
4 BEDROOM					
			APARTMENTS INCLUDE <input type="checkbox"/> RANGE <input type="checkbox"/> REFRIGERATOR <input type="checkbox"/> DISHWASHER <input type="checkbox"/> DISPOSAL <input type="checkbox"/> CARPET <input type="checkbox"/> DRAPES <input type="checkbox"/> FIREPLACE <input type="checkbox"/> WASHER / DRYER <input type="checkbox"/> CONNECTIONS ONLY YES	UTILITIES (IN \$) <input type="checkbox"/> ALL <input type="checkbox"/> ALL EXCEPT ELEC <input type="checkbox"/> TRASH REMOVAL <input type="checkbox"/> PAYROLL <input type="checkbox"/> SECURITY <input type="checkbox"/> RESERVES FOR REPL <input type="checkbox"/> MANAGEMENT <input type="checkbox"/> MISCELLANEOUS	
YEAR _____		ACTUAL RENTAL INCOME \$ _____		OTHER INCOME (LAUNDRY, CLUBHOUSE RENTAL, ETC.) \$ _____	
YEAR _____		ACTUAL RENTAL INCOME \$ _____		OTHER INCOME (LAUNDRY, CLUBHOUSE RENTAL, ETC.) \$ _____	
PARKING	NUMBER COVERED _____	NUMBER UNCOVERED _____	MONTHLY CHARGE FOR PARKING _____	COVERED \$ _____	CURRENT OCCUPANCY % _____
HOTELS & MOTELS					
ROOM COUNT	SERVICES	AMENITIES	TOTAL GROSS INCOME		
NUMBER WITH SINGLE BEDS _____	<input type="checkbox"/> COFFEE SHOP	<input type="checkbox"/> COLOR TV	YEAR _____	\$ _____	
NUMBER WITH DOUBLE KING BEDS _____	<input type="checkbox"/> RESTAURANT	<input type="checkbox"/> EXERCISE FACILITIES	YEAR _____	\$ _____	
NUMBER WITH 2 DOUBLES _____	<input type="checkbox"/> BAR	<input type="checkbox"/> TENNIS	TOTAL OPERATION EXPENSES		
SUITES _____	<input type="checkbox"/> NIGHT CLUB	<input type="checkbox"/> SAUNA	YEAR _____	\$ _____	
TOTAL KEY ROOMS _____	<input type="checkbox"/> SHOPS	<input type="checkbox"/> POOL	YEAR _____	\$ _____	
	<input type="checkbox"/> GAME ROOM	<input type="checkbox"/> OTHER	YEAR _____	\$ _____	
INCOME STATEMENT PER NIGHT			EXPENSE STATEMENT (IN \$)		
____ SINGLES @ _____	RESTAURANT _____	MANAGEMENT _____	DECORATING _____		
____ DOUBLES @ _____	BAR / LOUNGE _____	MARKETING _____	REPAIRS MAINTENANCE _____		
____ SUITES @ _____	PARKING _____	WAGES _____	INSURANCE _____		
____ EXTRA PERSON @ _____	RECREATIONAL _____	HOUSEKEEPING _____	R & E TAXES YEAR _____		
____ OTHERS @ _____	OTHER INCOME _____	SUPPLIES _____	P P TAXES YEAR _____		
YEAR FACILITY BUILT _____	YEAR _____ YEAR _____	CONTRACT SERVICES _____	OTHER TAXES _____		
AVERAGE NUMBER OF ROOMS SOLD / YEAR _____	YEAR _____ YEAR _____	UTILITIES _____	MISCELLANEOUS _____		
AVERAGE RATE / OCCUPIED ROOM _____					
ADDITIONAL COMMENTS			APPRAISERS USE		
			STABILIZED INCOME YEAR _____		
			STABILIZED EXPENSES YEAR _____		
			NET INCOME BEFORE RECAPTURE _____		
INDICATED VALUE, INCOME APPROACH _____					
SIGNATURE _____			DATE _____		

Apartments

Resorts

Hotels/Motels

Number of Units

Unit Configuration

Amenities

Income and Expense Surveys

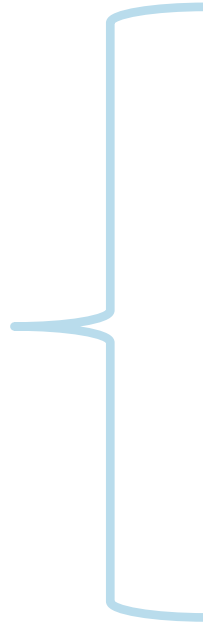


Property owners/managers are encouraged to complete the provided forms to the best of their knowledge. Accurate and complete information is critical to determining fair and equitable values that reflect current local market conditions and will eliminate the need to conduct market surveys of similar properties from published commercial real estate market sources.

Data Review and Analysis



Property Value



Location

Market

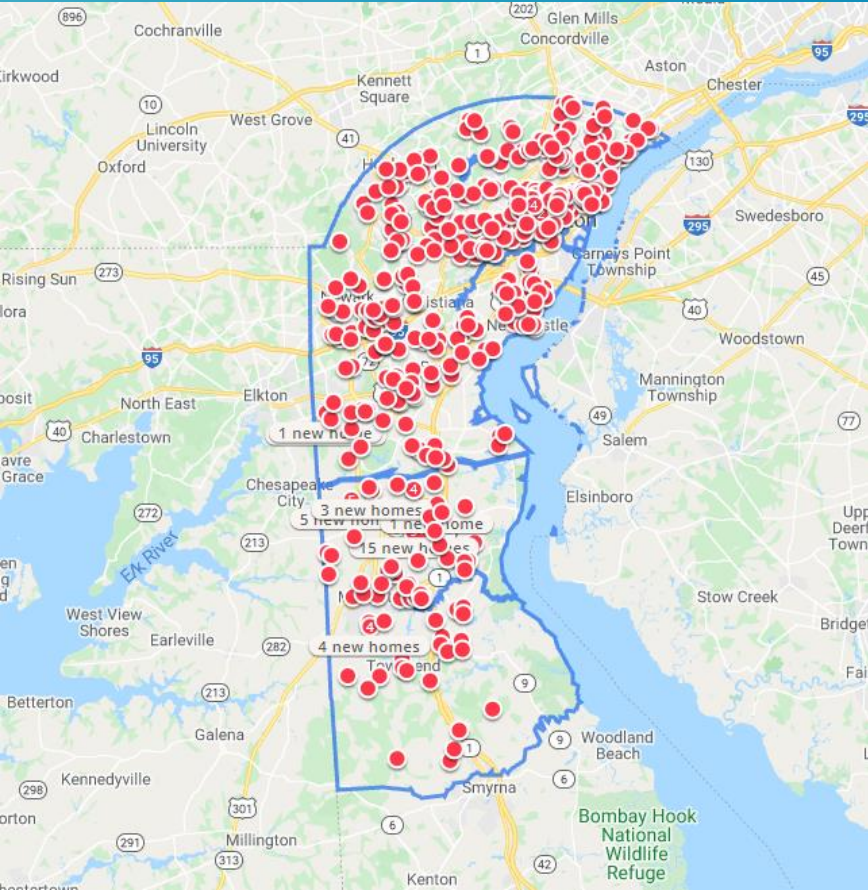
Age

Condition

Improvements

Neighborhood

Sales Market



Data Analysis

A sales study will be conducted for properties that sold within New Castle County over a 30-month period ending on June 30, 2024.

Valuation



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

Identify market areas within the jurisdiction.

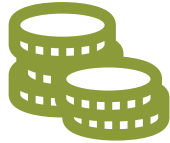
Develop models relating price to property characteristics.

Use the models to select comparable sales prices to subject properties being valued.

Select appropriate comparable sales for each subject.

Valuation

Three accepted approaches/methods to arrive at value.



Cost approach provides an estimate of value based upon the replacement cost of the improvements, less depreciation, plus the value of the land.



Income approach estimates value by capitalizing the net operating income of a property.



Market or sales approach estimates value by comparing sales of similar properties to the property being appraised.

Notice to Taxpayers



Late in 2024, property owners will receive a notice of the new tentative appraised value. Property owners are encouraged to evaluate whether the assessment appears to be at market value. If one believes the appraised value to be at market value, no further action is required.

Informal Hearings

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.

Informal Property Review



Informal Review Goals:

One on one meetings with property owners

Review property data

Collect new information

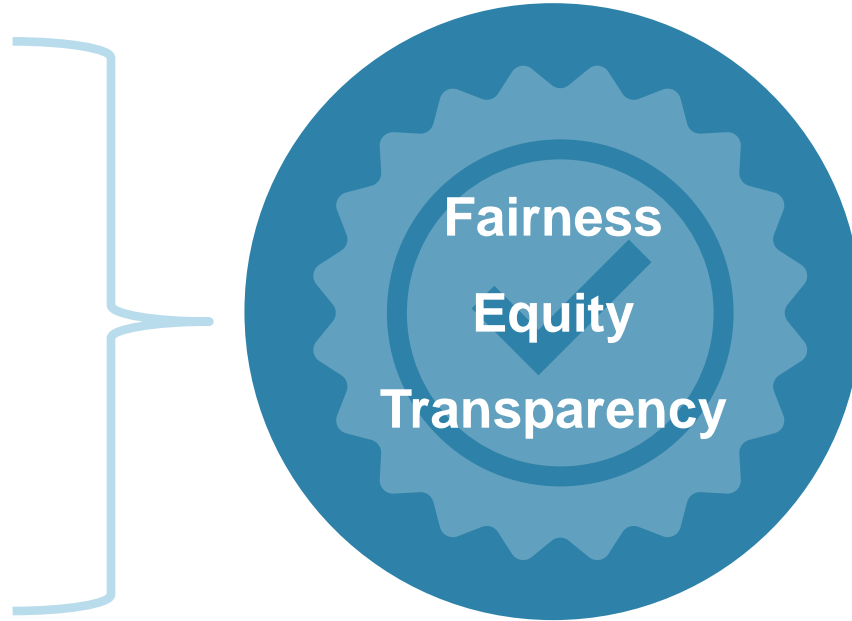
Correct existing data as needed

Quality-Driven Process = Quality Results

Quality Data Collection

Detailed Analysis
& Modeling

Accurate Valuation
Review & Hearings



TYLER TECHNOLOGIES CONTACT INFO

Michael McFarlane

Tyler Project Supervisor

302.395.3620

NewCastleCounty@tylertech.com

C O U N T Y A S S E S S M E N T C O N T A C T I N F O

Denzil Hardman

Accounting & Fiscal Manager

Assessment

(302) 395-5083



REASSESSMENT PROJECT WEBSITE

For further information:

empower.tylertech.com/New-Castle-County-Delaware



THANK YOU FOR JOINING US TODAY.

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

Empowering people who serve the public[®]



tyler
technologies