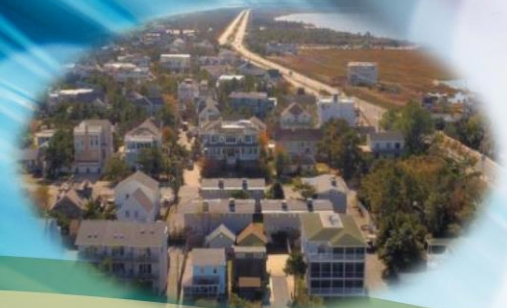


Sussex County Reassessment 2024

Tyler Technologies



Empowering people who serve the public™



May 2020

**Sussex County Government was ordered
by the Court to conduct a countywide
reassessment.**

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.”

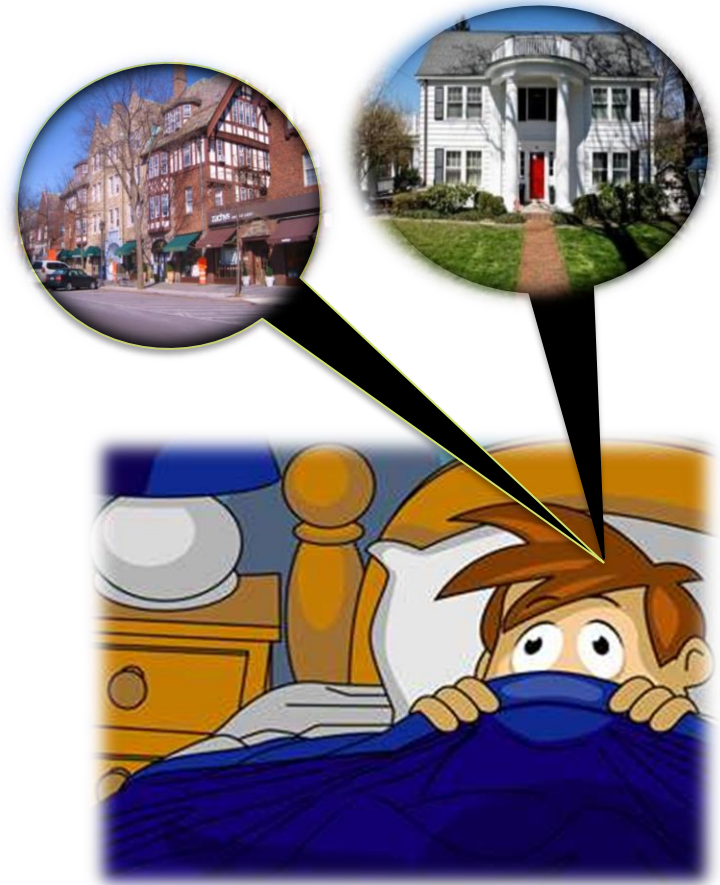
The new assessed values will be effective for the 2024 tax year.

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

June 2021

**Sussex 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 or School collect more taxes as a result of the reassessment?

The county and the school districts are capped by law on how much additional revenue can be generated from reassessment. Following the reassessment, property tax rates will be adjusted to ensure the taxing entity does not collect more than allowed by statute. Per State Code, the County is capped at a 15 percent increase in tax revenue following a reassessment. The schools are capped at 10 percent.

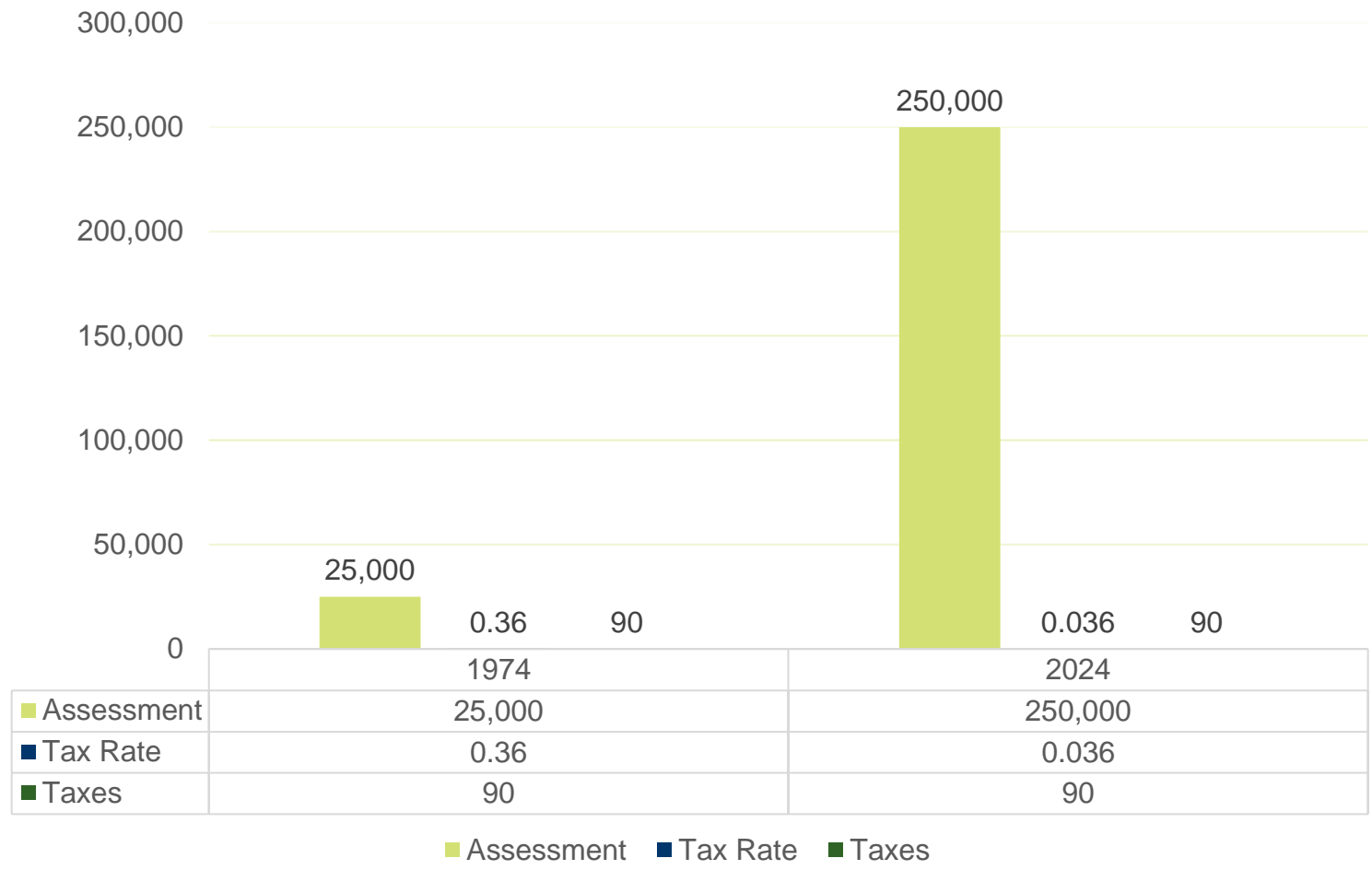
A reassessment does not increase or decrease tax revenues. It only redistributes the total tax burden more fairly by setting new assessed values.

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

Countywide Reassessment – Tax Rates Will Change



Tax Rates are Adjusted



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

A municipality may, by separate and specific vote, seek to increase their property tax rate.

Some municipalities use the county assessments and others do not. If you live in a municipality, you should contact your municipality on how your taxes will be impacted, if at all, after you receive your new County assessment value.

	Your Property's Value Change	Property Tax Impact
1. 	LOWER than Average Change for Property Class	Taxes Likely* DECREASE
2. 	SIMILAR to the Average Change for Property Class	Taxes Likely* DO NOT CHANGE
3. 	HIGHER than Average Change for Property Class	Taxes Likely INCREASE

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



Aerial
Imaging

Spring
of
2021



Data
Collection

Fall 2021
To
Spring
2023



Data
Analysis

Early
To
Mid
2023



Valuation
Review &
Informal
Meetings

Mid 2023
to
Late 2023

➤ ***SPRING OF 2021***



Sussex County contracted with EagleView to collect aerial Imagery. The flyover took place in early 2021. This is not a Tyler Technologies project. However, the photos are being utilized for the reassessment project.

- **Trained data collectors will visit every property in Sussex County.**
- **Data collectors can be identified by their bright yellow Tyler vest and they will have a Sussex 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.**



DOE JOHN
DOE JANE
123 ANY STREET
ALDAN PA 15018

Date of Issue: August 23, 2018
Parcel ID: 01-25-45678-00
Alt ID: 01-00-000-000
Location: 123 ANY STREET
Building # 1

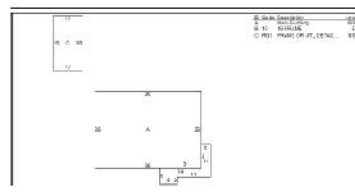
Tyler Technologies, Inc. has been retained by Delaware County Council to conduct a court-ordered reassessment of all real estate for property tax purposes. Using the necessary or former front on the back of this form, carefully review your property data. Correct any inaccurate information and return this form to us within 14 days. Any reassessment questions? Please call us: 610-861-2050

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

Building Information			
Number of Living Units	1	Total Rooms	8
Style	Old Style	Total Bedrooms	3
Approximate Year Built	1926	Total Full Bathrooms	1
Story Height	2	Total Half Bathrooms	1
A/C	Unit	Basement	Full
Heating System	Gas - Hot Water	Basement Garage Spaces	No Basement Garage
Central Air Conditioning	Yes	Finished Basement	0
Firplaces	1	Rec Room Area	500
Utilities	All Public	Total Living Area	1950

Sales Information	
Date: 1/14/2017	Price: 192,000

Detached Structures	
Fluor Or Mill Detached Garage	10 X 18



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

Name: _____
Daytime Phone Number: _____ Date: _____

- Mailed to each property owner
- Spring 2022 through mid Summer 2023
- 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 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 camps, 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, C/O Tyler Technologies, 825 Court St, Honesdale, PA 18431. If you have any questions, please call 570-251-8985.

- 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 2022
- Gathers data from years 2020 - 2021

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	MONTHLY RENT (in \$)	SPACE LEASED SF	OWNER MARKET RENT (in \$)
to						
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		
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 (express in \$)	ACTUAL YEAR _____	ACTUAL YEAR _____
to				<input type="checkbox"/> INSURANCE		
to				<input type="checkbox"/> REAL ESTATE TAXES		
to				<input type="checkbox"/> GROUND LEASE		
to				MAINTENANCE		
to				<input type="checkbox"/> ALL		
to				<input type="checkbox"/> EXT & STRUCT ONLY		
to				<input type="checkbox"/> JANITORIAL		
to				UTILITIES		
PLEASE EXPLAIN: OTHER INCOME / EXPENSES (in \$)				<input type="checkbox"/> ALL		
				<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, Warehouse, & Other Income Producing Properties
- Total Gross Building Area
- Number of Floors
- Occupancy
- Building Use
- Income & Expense Statement

Operating Statement - Apartments



Property Address:	OPERATING STATEMENT APARTMENTS	PARCEL ID #: DBA:
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INCOME STATEMENT					
UNIT TYPE	NUMBER OF UNITS	CURRENT QUOTED RENT / MONTH (\$)	PROJECT AMENITIES	LANDLORD EXPENSE STATEMENT	
				CHECK WHERE APPROPRIATE	ACTUAL YEAR _____
EFFICIENCY			<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> INSURANCE (IN \$)	
			<input type="checkbox"/> TENNIS COURTS	<input type="checkbox"/> REAL ESTATE TAXES (IN \$)	
			<input type="checkbox"/> CLUB HOUSE	<input type="checkbox"/> GROUND LEASE (IN \$)	
1 BEDROOM			<input type="checkbox"/> EXERCISE ROOM	MAINTENANCE (IN \$)	
			<input type="checkbox"/> SAUNA	<input type="checkbox"/> ALL	
			<input type="checkbox"/> COVERED PARKING	<input type="checkbox"/> EXT & STRUCT ONLY	
2 BEDROOM			<input type="checkbox"/> BALCONIES/PATIOS	<input type="checkbox"/> JANITORIAL	
			<input type="checkbox"/> AUX STORAGE	UTILITIES (IN \$)	
			APARTMENTS INCLUDE		
3 BEDROOM			<input type="checkbox"/> RANGE	<input type="checkbox"/> ALL	
			<input type="checkbox"/> REFRIGERATOR	<input type="checkbox"/> ALL EXCEPT ELEC	
			<input type="checkbox"/> DISHWASHER	<input type="checkbox"/> TRASH REMOVAL	
4 BEDROOM			<input type="checkbox"/> DISPOSAL	<input type="checkbox"/> PAYROLL	
			<input type="checkbox"/> CARPET	<input type="checkbox"/> SECURITY	
			<input type="checkbox"/> DRAPES	<input type="checkbox"/> RESERVES FOR REPL	
		<input type="checkbox"/> FIREPLACE	<input type="checkbox"/> MANAGEMENT		
		<input type="checkbox"/> WASHER / DRYER CONNECTIONS ONLY W/D	<input type="checkbox"/> MISCELLANEOUS		
YEAR _____		ACTUAL RENTAL INCOME \$ _____	OTHER INCOME (LAUNDRY, CLUBHOUSE RENTAL, ETC.) \$ _____		
YEAR _____		ACTUAL RENTAL INCOMES _____	OTHER INCOME (LAUNDRY, CLUBHOUSE RENTAL, ETC.) \$ _____		
PARKING	NUMBER COVERED _____	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	
SUITES _____	<input type="checkbox"/> NIGHT CLUB	<input type="checkbox"/> SAUNA	TOTAL OPERATION EXPENSES
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 _____
____ SUITES @ _____	PARKING _____	WAGES _____	MAINTENANCE _____
____ EXTRA PERSON @ _____	RECREATIONAL _____	HOUSEKEEPING _____	INSURANCE _____
____ OTHERS @ _____	OTHER INCOME _____	SUPPLIES _____	R E TAXES YEAR _____
YEAR FACILITY BUILT _____		CONTRACT SERVICES _____	P P TAXES YEAR _____
AVERAGE NUMBER OF ROOMS SOLD / YEAR _____	YEAR _____ YEAR _____	UTILITIES _____	OTHER TAXES _____
AVERAGE RATE / OCCUPIED ROOM _____	YEAR _____ YEAR _____		MISCELLANEOUS _____

ADDITIONAL COMMENTS _____ _____ _____	APPRAISERS USE STABILIZED INCOME YEAR _____ STABILIZED EXPENSES YEAR _____ NET INCOME BEFORE RECAPTURE _____ INDICATED VALUE, INCOME APPROACH _____
SIGNATURE _____	DATE _____

- Hotels and/or Motels
- Resorts
- Apartment Buildings
- Income & Expense Statements
- List Included Amenities
- Number of Units

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 and will preclude the use of available published rental and expense information from nearby major commercial markets.



DATA ANALYSIS

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

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.

Late in 2023, 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



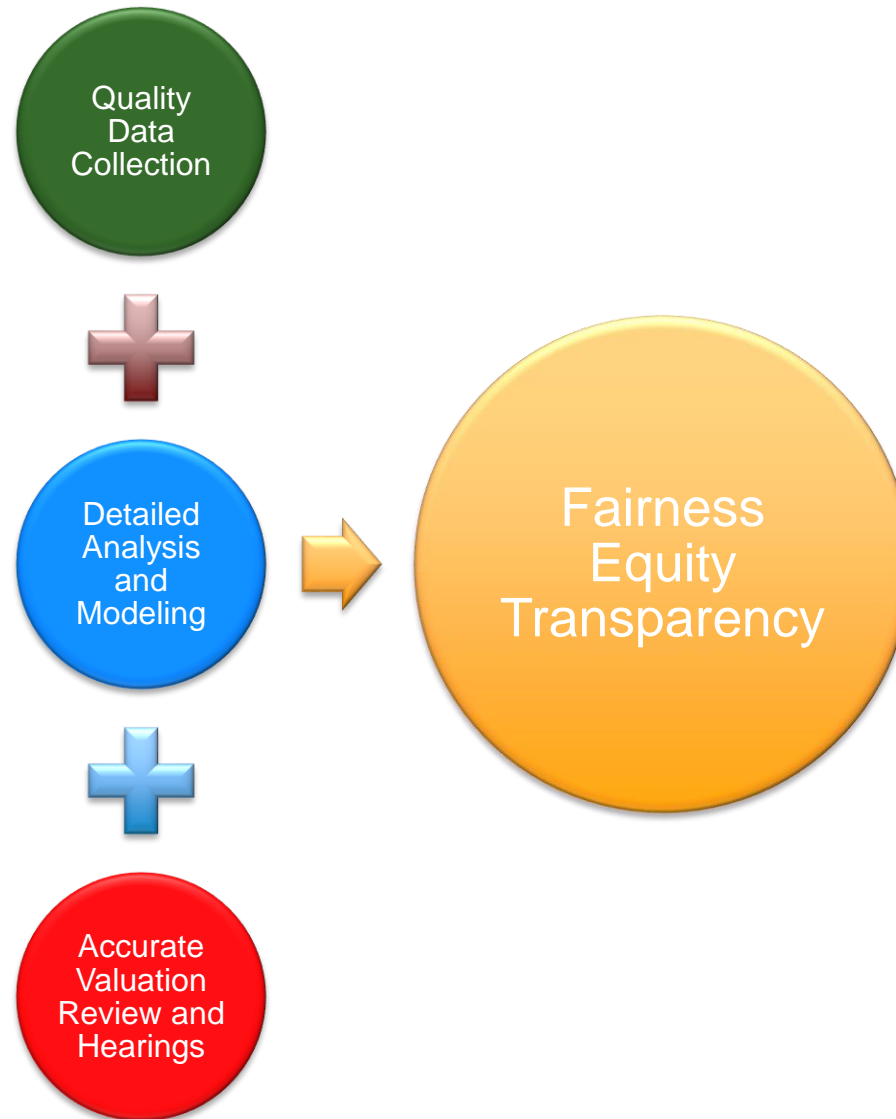
- If you believe the proposed value does not reflect the current market value, instructions will be provided with the notice on how to arrange an informal review of the value with Tyler.
- These reviews give the property owner a simple and efficient means for resolving any discrepancies.

Informal Review Goals



- **One on one meetings with property owners**
- **Review property data**
- **Collect new information**
- **Correct existing data as needed**
- **Educate property owners on the valuation process**

Quality-Driven Process = Quality Results



Mary M. Noldy
Tyler Project Supervisor
(302) 854-5274
sussexcountyDE@tylertech.com

Chris Keeler
Director of Assessment
(302) 855-7824

FOR FURTHER INFORMATION:

<https://empower.tylertech.com/Sussex-County-Delaware.html>

Thank you for joining us today.

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

Visit us at
tylertech.com

Empowering people who serve the public™



tyler
technologies