

**Monroe County Property
Reassessment
*Fair and Equitable***

**Who is conducting the
Reassessment?**

Monroe County has hired Tyler Technologies to conduct the Reassessment project. Tyler has over 75 years of experience and is North America's only national appraisal services company. Tyler pioneered computer-assisted mass appraisal (CAMA) in the 1950s and is widely recognized as the industry leader in this field.

Tyler has completed more than 2,500 projects in 48 states and Canadian provinces, appraising more than 30,000,000 parcels of real estate.

Tyler's team includes expert appraisers, highly skilled computer programmers and analysts experienced in residential, commercial, industrial and agricultural mass appraisal.

Key Dates

Photography Begins..... Aug. 2016
Data Collection Begins..... Nov. 2016
Valuation Analysis Begins..... June 2017
Notices to Property Owners .. Mar. 2018
Informal Value Review
Meetings..... Mar-May 2018
Project Completion..... July 2018

Property taxes will not be levied on new assessments until the year 2019.

**Tax Assessment Department
1 Quaker Plaza, Ste. 102 Administration Bldg.
Stroudsburg, PA 18360**

Reassessment Information

General Questions & Answers

Monroe County, PA



Monroe County is conducting a Reassessment of all 102,000 properties in the county. The County last revalued properties in 1989. Much has changed since then, including property values.

We understand that Reassessment can be a confusing process. Tyler Technologies and Monroe County are committed to conducting this project in a fair and equitable way.

Please let us know if you have questions.
Tax Assessment: (570) 517-3133
Tyler Technologies: (570) 517-3895

What Property Owners Want to Know

Will I know when data collectors will be in my neighborhood?

You may see notices in the local newspaper and can be found on the County Website, www.monroecountypa.gov. Data collectors will measure buildings and talk with property owners.

All Tyler staff will wear photo ID badges and vests identifying them as part of the project. You may also see photographers with cameras, as well as data collectors measuring structures.

Local police and officials will also receive advance schedules listing the areas where Tyler staff will be working.

Do I have to let the data collector inside?

No. Data collectors will ask questions at the door and then measure building exteriors. Characteristics will be estimated if they cannot be observed or provided by the owner or occupant.

Data collectors will check items such as:

- Number of bedrooms and bathrooms
- Types of heating and cooling systems
- Year house was built
- General construction, materials and physical condition of the interior and exterior

Personal items such as furniture or décor do not influence the value of a house; they will not be noted. All information collected will be handled professionally and according to local project procedures.

What if I'm not home?

If no one is home, the data collector will complete an exterior inspection, including exterior measurements and an estimate of interior data. The collector will leave a document asking the occupant to provide interior information.

Will I receive details about my property?

After data collection, property owners will receive a parcel inventory mailer listing the characteristics on file for their property. This is an opportunity for owners to make any needed corrections to the data.

What about photography?

Tyler's photographers will take a picture of every property in Monroe County. The outside of each property, usually from the street, will be photographed from the right of way. These images will become part of the County's assessment computer database.

After we've visited your neighborhood, you will receive a mailer that lists the information on file for your property. When you receive it, please review this information carefully.

Will you visit commercial and industrial properties?

Yes. Much of the data collection is the same as residential collection and will begin in 2016. Naturally, factors will differ from those affecting a house. Information, such as building income, expenses and vacancy rates will be gathered in addition to physical characteristics.

What's the next step?

After data collection is complete, Tyler will perform valuation analysis using computer-assisted mass appraisal (CAMA) techniques. During this process, Tyler appraisers will

analyze local building costs, property sales, commercial income and expense information and other valuation factors to establish preliminary market values. These initial values are then reviewed to check for accuracy and consistency. Appraisers then make any necessary changes.

In January 2018, Tyler will begin submitting the preliminary values to the chief assessor for review and approval.

When will property owners be notified of new values?

This information will be mailed to all owners beginning in March 2018. These values will first be used to calculate new tax bills starting with the 2019 tax year.

How will Reassessment affect my taxes?

By itself, a Reassessment is revenue neutral, although it will cause tax burden shifts among properties. Some owners will see increases while others will see decreases, and yet others will remain approximately the same.

What if I am not satisfied with the new value?

Informal value review meetings will be conducted by Tyler from March to June 2018. If a property owner is not satisfied with the results of an informal review, a formal appeal may be filed with the County Tax Assessment Office.