



Monroe County Reassessment 2020

Tyler Technologies



Empowering people who serve the public™



Why conduct a Reassessment?



- Replace unsupported software*
- The number of years since the last Reassessment*
- Increased number of annual appeals*
- Head off lawsuits*

Reassessment Process Begins



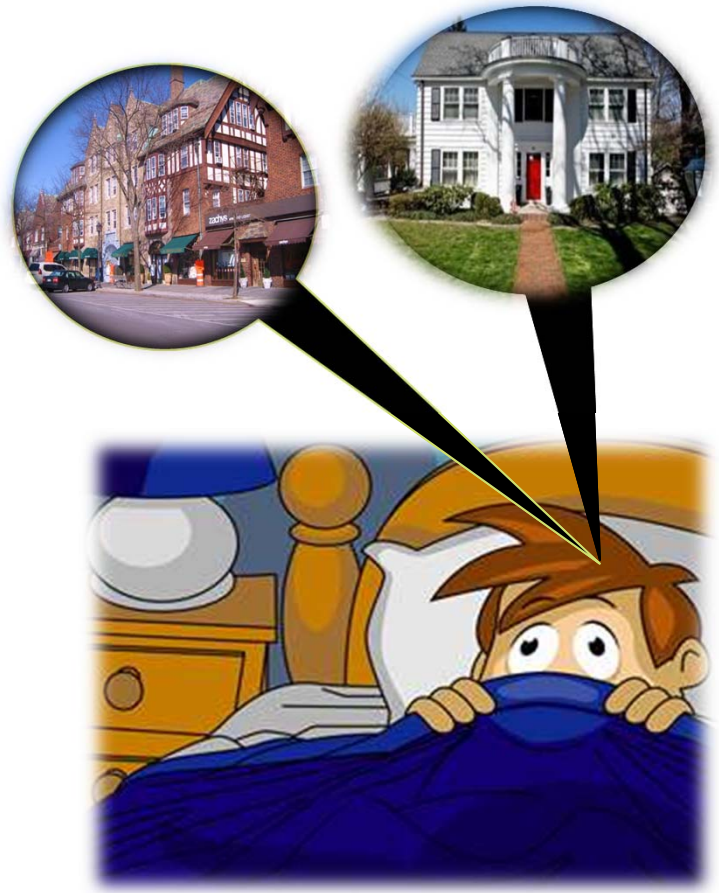
July 2016

**Monroe County Commissioners
contracts with
Tyler Technologies
to provide
property appraisal services**

Reassessment Fears



- **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, School, or
Municipalities collect more taxes as a
result of the reassessment?**

NO.

**Countywide Reassessments are
REVENUE NEUTRAL.**

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.

Street Level Imagery



2016-2017

- Tyler staff photographed properties from inside white vans that will be clearly marked with signs indicating they are conducting an imaging and data verification project for the county, and were only be taken from the street.
- During these efforts, the County and local law enforcement entities were updated regularly with information concerning image collection areas and expected duration.



- **Trained data collectors visited every property in the County.**
- **Data collectors can be identified by their bright yellow Tyler vest and they always have a Monroe County issued photo ID badge.**
- **Exterior measurements were be taken of all improvements.**
- **All observations, notations, and sketch changes were documented and returned for entry into the County's CAMA (Computer Assisted Mass Appraisal) software.**

➤ ***SPRING OF 2018***



Monroe County contracted with EagleView to collect Aerial Imagery. The flyover took place in early 2018. This is not a Tyler Technologies project. However, we will be utilizing the images when they become available.

Tyler's Sketch Verification team converted the sketches from the assessment data. The sketches were rotated and anchored over the structure's shape on the ortho photo. It was then compared, at the desktop, to the visual images.

Sketch Verification



Appraisal Desktop Verification (ADV)



Using a 3 screen approach, every property is reviewed, comparing exterior data from numerous sources:



- **County Data & Sketch**
- **Street Level Image**
- **Aerial Image**
- **GIS Maps**

Data Mailers



DOE JOHN
DOE JUNE
123 ANY STREET
ALDAN PA 15018



Date of Issue: August 22, 2016
Parcel ID: 01-05-46678-00
Alt ID: 01-0C-030-000
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 collection of items found on the back of this form, we will update your property data. Correct any inaccurate information and return this form to us within 14 days. Any reassessment questions? Please call us: 610-861-2550

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

Building Information			
Number of Living Units	1	Total Rooms	8
Style	Old Style	Total Bedrooms	2
Approximate Year Built	1926	Total Full Bathrooms	1
Story Height	2	Total Half Bathrooms	1
Attic	Unfur	Basement	Full
Heating System	Gas - Hot Water	Basement Garage Spaces	No Basement Garage
Central Air Conditioning	Yes	Finished Basement	0
Fireplaces	1	Rec Room Area	500
Utilities	All Public	Total Living Area	1959

Sales Information		Detached Structures	
Date: 1/1/4/2017	Price: 192,000	Furnace Or Hot Oil/Heated 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: _____

- Mailed to each property owner
- 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.

Data Review & Analysis



DATA ANALYSIS

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

March 2019, 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.

Notice to Taxpayers



Monroe County
One Quaker Plaza, Room 102
Stroudsburg, PA 18360

March 1, 2019

Fred Smith
1213 Bird Lane
Stroudsburg, PA 18360

Dear Property Owner,

Monroe County has conducted a reassessment of all the real estate within its borders. The purpose of this notice is to identify a tentative, new value that has been determined for your property, effective tax year 2020.

As you review this value, your primary question should be "is this the price for which I would sell my property?" The web site www.monroecountypa.gov/reassessment will help you understand how your property was valued. It will also allow you to review values of other properties throughout the county and answer many of your questions about the overall reassessment project. Our goal is to provide every taxpayer with as much information as possible on the reassessment, as well as full, transparent access to property data.

If you still have unanswered questions or disagree with your tentative property value after visiting the website, you may opt to schedule an informal review of your property value. Please call 570-517-3895 between 8:30 a.m. and 4:30 p.m., Monday through Friday, to schedule a review and speak with a representative from Tyler Technologies, the company contracted to perform the reassessment project. We will conduct informal hearings at the location noted below. All informal reviews must be heard by June 1, 2019, so please contact Tyler Technologies by April 1, 2019 to schedule your review.

Monroe County is committed to establishing a fair market value on your property based on the most accurate and up-to-date information available. We encourage you to participate in this process and look forward to serving your needs.



Monroe County Administrative Center
One Quaker Plaza, Room 102
Stroudsburg, PA 18360

TENTATIVE PROPERTY VALUE

This is not a tax bill or notice of taxes.

Parcel Number: 12/5A/1/18 New Value: \$80,256
Location: 1213 Bird Lane

All informal reviews will be held at the Monroe County Administrative Center.

For directions go to www.monroecountypa.gov/assmt

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1989 Assessments were set at
25% of Market value

Example of 1989 Value



9999 East Main Street

Market Value = \$50,000

1989 Assessed Value = \$12,500

(Market Value X 25% = Assessed Value)

2020 Assessments will be set at
100% of Market value

Example of 2020 Value



9999 East Main Street

Home Value = \$100,000
2020 Assessed Value= \$100,000

9999 East Main Street

Home Value = \$100,000

2020 Assessed Value= \$100,000

1989 Assessed Value= \$12,500

Assessment increase of 8X

**Does NOT mean Taxes are going
up!**

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.

**Dave Depp, CPE,
Tyler Project Supervisor
570-517-3830**

Dave.depp@tylertech.com

**Cindy Tribble, CPE,
Monroe County Chief Assessor
570-517-3145
ctreible@monroecountypa.gov**

http://agencies.monroecountypa.gov/monroepa_prod_dnn/