

Township of Ridley

Information on the Delaware County Reassessment

In March, 2017, Delaware County Council was ordered by the Court to conduct a countywide property tax reassessment, **effective for the 2021 tax year**. County Council contracted with Tyler Technologies, Inc. to provide real property appraisal services for the County's 2020 general reassessment. The purpose of the County reassessment is to distribute the property tax burden among properties based on current fair market values. **Neither the County, Township nor School District can legally use the reassessment to generate more tax revenue.**

Informal notices of the new tentative property values will be mailed to all County residents mid-February through March, 2020. The notices will be sent to the addresses which are currently on file with the Delaware County Assessment Office. Your assessment should represent 100% of your property's July 1, 2019 market value. **Do not apply the current tax rate to your new assessment – the result will be inaccurate.** The new millage rate will be determined by the County, Township and School District for the 2021 tax year.

The County's mailing to Ridley Township residents is tentatively scheduled to begin the week of February 24, 2020. It is important for property owners to carefully review their new assessment for accuracy. If the property owner believes the assessment is an accurate representation of the fair market value of their property, they do not need to take any action. **If a property owner believes the new assessment does not represent fair market value, they MUST call the number on their notice to schedule an informal meeting with Tyler Technologies, the company contracted by the County, within TEN (10) DAYS of the mailing date on their letter. The Township cannot schedule these meetings for the property owner, as this is a County project. The property owner or representative must contact them directly.** The informal meetings consist of the property owner sitting one-on-one with Tyler staff, discussing their individual assessment. The informal hearings will be heard from March 2nd through May 15th. All informal reviews must be heard by May 15th.

Once the informal reviews are complete, Tyler Technologies, Inc. will submit updated property values to the County in June. The County will notify property owners of their updated property value in July. Property owners who do not agree with the July notice of values can request a formal appeal which will be heard by the Delaware County Tax Assessment Appeals Board. Formal hearings will begin in July. You are not required to attend an informal review in order to file a formal appeal with the Board of Assessment Appeals. Even if you chose not to schedule an informal review, further legal review is available if you have filed an appeal with the Board of Assessment Appeals.

For more information on the County's Reassessment, please visit Delaware County's website at <http://delcorealestate.co.delaware.pa.us/delcoreassessment>