

Kent County Reassessment Project

Kent County, DE is conducting a reassessment of all 88,252 properties within the county. The County has contracted with Tyler Technologies, Appraisal & Tax Division to conduct the reassessment. This brochure offers a general explanation of the reassessment process. It describes the process and timetable to assure property owners that this important project will be conducted professionally, uniformly and fairly.

What Taxpayers want to know?

What is a Reassessment?

A reassessment is a detailed process where Tyler Technologies and Kent County work together to determine the current fair market value of every property across the county. When the property reassessment is complete, your new assessment will reflect the market value of your property as of July 1, 2023.

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

You may see notices in the local newspapers, social media & the Kent County website www.co.kent.de.us, informing the public that Data Collectors are out and will measure buildings and speak with property owners. All Tyler staff will be issued Kent County ID badges and will wear bright yellow vests identifying them as part of the project. Local police and officials will also receive advance schedules of Tyler Technologies work locations.

Do I have to let the data collector inside?

NO. Data Collectors will NOT be required to enter the interior of the property. Tyler staff will ask questions at the door and measure exteriors. Characteristics will be estimated if they cannot be observed or provided by the owner or occupant.

Personal items such as furniture or décor do not influence the value of a house; they will not be noted.

Data Collectors will check items such as:

- Year Built & Physical Condition
- General Construction & Building Materials
- Number of Bedrooms & Bathrooms
- Finished Basement Area
- Types of Heating & Cooling Systems
- Measurements of Structures

What if I'm not home?

If no one is at home, the data collector will complete an exterior inspection, including exterior measurements and will estimate the interior using similar properties and/or existing assessment data. Due to security protocols, no assessment brochures will be left at the property, however a data mailer verification document will be mailed, addressed to the property owner. Property inspections will occur between normal business hours, Monday through Friday. Saturday inspections may occur over the duration of the project (as needed).

******* PLEASE NOTE *******

Data collectors have been trained to identify and record necessary property characteristics quickly and accurately. However, they are **NOT appraisers and will not be able to answer questions regarding your current property assessment and/or taxes.**

Will I be afforded the opportunity to review the information that has been collected on my property?

YES. Once the data has been collected on your property, you will receive a mailing that details the information collected. You will be encouraged to review the document for accuracy, prior to the value being placed on your property. Mailings will begin Spring 2022.

How will a Reassessment affect my taxes?

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.

How will the value on my property be determined?

After data collection, Tyler will perform a valuation analysis using Computer Assisted Mass Appraisal (CAMA) techniques. During this process, Tyler appraisers 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 in the field, to check for errors and make any necessary corrections.

When and how will I find out my new value?

Notification of new tentative values will be mailed to all property owners in November 2023. The notice will also have instructions on how to contact Tyler to ask questions over the phone or to schedule an informal review with a Tyler appraiser to discuss the new value.

What if I disagree with the value?

Informal review meetings will be conducted by Tyler Technologies. During the review, you may submit documentation supporting a different value. Tyler will review the data submitted and can make a decision to change the value based on the data you present. Each property owner will be notified of the determination made following the completion of the informal taxpayer reviews. If you are not satisfied with the results of the informal review, a formal appeal may be filed with the Kent County Board of Assessment Review on or before March 15, 2024.

If you have any questions or concerns regarding the Kent County Reassessment Project, please call Tyler Technologies at:

302-744-9565



Key Reassessment Dates

Data Collection Begins October 2021

Sales Verification Begins Spring 2022

Data Mailer Verification Begins Spring 2022

Valuation Analysis Begins..... Fall 2022

Valuation Review Begins Fall 2022

Effective Date of Value July 1, 2023

Tentative Value Notices November 2023

Informal Value Reviews November 2023

Finalize Tentative..... February 2024
Assessment Roll

Formal Assessment Appeal March 15, 2024
Filing Deadline

Note: Property Taxes will not be levied on new assessments until the year 2024.

***ALL DATES ARE SUBJECT TO CHANGE ***

Kent County has engaged Tyler Technologies to conduct a real estate reassessment project. Tyler has more than 80 years of experience and is North America's only national appraisal services company. Tyler has completed programs in nearly every state and has appraised more the 33 million parcels since 1938. Tyler teams includes expert appraisers, highly skilled computer programmers, and analysts experienced in residential, commercial, industrial and agricultural mass appraisal

Contact Information

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Please refer to Tyler website for latest updates

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Kent County Property Reassessment



Frequently Asked Questions

