

Delaware County Tax Reassessment Project

Dear Residents of Thornbury Delaware County,

As you may be aware, the County of Delaware conducted a court-ordered reassessment of all the real estate within the county, and residents are beginning to receive their tentative property assessment values. The reassessment was ordered in 2017 to address what the court found to be inequities between and among property owners and communities that had developed since the previous assessment two decades ago.

The purpose of a reassessment is to distribute the property tax equitably among properties based on current fair market values. The property reassessment values are generated by the County of Delaware and not the West Chester Area School District, and at this time the District does not possess any information with regard to proposed reassessed values.

It's important to note that the reassessment cannot legally be used by the county, the school district or municipality to generate additional tax revenue. Following the reassessment, millage rates will be adjusted to ensure no additional revenues are collected as a result of an increase in market values. However, while the overall impact on a community is designed to be revenue neutral, individual property owners may see their taxes decrease or increase.

The new assessed value of your property will take effect beginning on January 1, 2021. **Please note: You cannot apply the current millage tax rate to your new assessment to calculate your anticipated property tax, as the result will be inaccurate.** The new millage rate will be determined by your Municipality, County, and School District for the 2021 tax year.

If you have further questions or need more information, you can access the following links:

<http://delcorealestate.co.delaware.pa.us/delcoreassessment/>

https://www.delcopa.gov/publicrelations/releases/2019/taxreassessment_jan4.html

Sincerely

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