

# REASSESSMENT

You have questions? We have answers!



## What is the purpose of the reassessment?

The reassessment aims to ensure that property assessments are equitable and accurately reflect the true market value of properties. The last countywide reassessment occurred in 1974, leading to outdated property valuations. This reassessment was mandated by a 2021 court order following a lawsuit that challenged the fairness of the existing system and its impact on education funding.



## How does the property reassessment affect my taxes?

Individual tax bills for individual owners can increase or decrease based on changes in property values due to the reassessment.



## Are there limits to how much my taxes can increase due to reassessment?

There are no limits on how much individual tax bills for individual owners can increase or decrease based on changes in property values due to the reassessment, but as a whole, the reassessment is intended to be revenue-neutral, meaning the county and the school district does not aim to collect more revenue than the previous year.



## How often will reassessments occur?

To ensure that property assessments remain accurate and equitable, Delaware has enacted legislation requiring counties to perform general property reassessments at least once every five years. Therefore, after the current reassessment is completed in 2025, Sussex County will be required to conduct its next general property reassessment by no later than 2030.



## Can I appeal my property's new assessed value?

Monday, March 31, 2025 marked the final date Sussex County property owners could submit a formal appeal of their property assessments for the forthcoming tax year. Appeals can occur during each reassessment cycle.



## Impact on School Taxes and Funding

### How does the reassessment impact school funding and taxes?

The reassessment is intended to be revenue-neutral, meaning as a whole the school district can not collect any more revenue from taxes this year versus the previous year. The reassessment has resulted in expected higher property values across the district; therefore, the IRSD's current expense tax rate in the upcoming year will be adjusted to be proportionally lower.

### What happens if a school funding referendum fails? What happens to IRSD?

If a school funding referendum fails, then the IRSD School Board will discuss an option to increase next year's current expense rate up to a max of 10% which is allowable within the state laws. The school board has already voted against enacting the option of authorizing this increase if the referendum passes.

# Voting takes place on June 5<sup>th</sup> from 7am-8pm

## Where can I find more information about my property's assessment and potential tax changes?

To look up your assessment information, visit the Property Search database.

[www.property.sussexcountyde.gov](http://www.property.sussexcountyde.gov)

For an estimate of your 2025 property tax bill, please use the Property Tax Calculator.

[www.sussexcountyde.gov/property-tax-calculator](http://www.sussexcountyde.gov/property-tax-calculator)



## Why do districts in Delaware need to hold a referendum?

In Delaware, *local school districts must hold a referendum to raise or change local property taxes* to fund their schools. That means:

- If a district needs more money for current operating expenses (like teacher salaries, programs, or transportation), it has to ask voters to approve a tax increase. This is referred to as a **current expense referendum**.
- If it needs funds for building new schools or renovations, this requires a **major capital improvement referendum** which is separate from a current expense referendum.

This is because in Delaware:

- School boards **do not have the authority to raise current expense tax rates or issue capital bonds** on their own.
- Only a **public vote can authorize changes to the local current expense tax rate or the issuance of bonds** to support schools.

This makes referenda a central part of school funding decisions.

To see an estimate of your 2025 property tax bill after reassessment and with a passing referendum combined, use the Referendum Increase Calculator which you can find using the QR code below.



**SCAN HERE FOR MORE INFO ON VOTING!**

