



SCHUYLKILL COUNTY REASSESSMENT OFFICE  
315 N. CENTRE ST, SUITE 301A  
POTTSVILLE, PA 17901



## **REASSESSMENT NOTIFICATION**

**A data collector has visited your property.**

Dear Schuylkill County Property Owner,

The last countywide reassessment for Schuylkill County was conducted in 1996. A lawsuit filed against Schuylkill County by local real property owners in 2018 suggested the County's property assessments were no longer fair and consistent and are in violation of the Pennsylvania Uniformity Clause. Rather than continue with costly litigation, it was determined that a countywide reassessment was the best path forward for equitability and legal compliance. The County entered into a consent decree with the Plaintiffs on May 16, 2022, which mandates a reassessment be completed and new property values implemented no later than January 1, 2026.

Schuylkill County has contracted with Vision Government Solutions to conduct a Countywide Reassessment of all parcels which includes visiting all parcels, verifying the description of all buildings, and taking new photos. Data collectors will never enter the home, even if asked. All data collectors will be wearing reflective clothing, carry a county identification badge, have a "Vision Property Reassessment" magnet posted on the vehicle, and their cars will be registered with the local and State Police, local taxing bodies, as well as the Schuylkill County Assessment Office.

After fieldwork is fully processed property owners will receive a Data Verification Mailer and will be given the opportunity to review and correct the information that was collected during the onsite visit. In the spring of 2025, after owners receive their new preliminary value, owners will be given another opportunity to present information about their property at an "Informal Review", if needed. Better data ensures that all properties are valued uniformly and that every property owner is paying their fair share of the tax burden, no more or no less.

You may visit [www.vgsi.com/schuylkill/](http://www.vgsi.com/schuylkill/) for more information on the reassessment process and frequently asked questions; or visit [www.schuylkillcountypa.gov](http://www.schuylkillcountypa.gov) for county information and resources.

For immediate concerns or questions, contact Vision's Schuylkill Reassessment Office at [schuylkill@vgsi.com](mailto:schuylkill@vgsi.com) or (800) 525-9876.

### **Phase 1: Data Collection – March 2023 – Fall 2024**

Data Collectors from Vision Government Solutions will be visiting each property in the county to complete exterior data collection and verification of property characteristics. All properties will be visited. Data Collectors will take new photographs to update the existing County records; and will verify each building's size, condition, improvements, topography, utilities, and numerous other building and property characteristics. This is the most time-intensive phase of the project, but the most critical phase to ensure data accuracy and integrity. If you are not home during the onsite visit, the Data Collector will leave a door hanger notifying you of the property visit.

### **Phase 2: Market Analysis – Summer 2023 – Fall 2024**

While the data collection phase is ongoing, assessors will be studying sales and identifying "neighborhoods" to assure the new values will be localized. A variety of resources are used to analyze the real estate market. Construction costs and income studies are also conducted.

### **Phase 3: Valuation – Fall 2023 – Fall 2024**

State law and the courts require that state-licensed Certified Pennsylvania Evaluators (CPE) consider the three approaches to value, the Market Approach, the Cost Approach, and the Income Approach. This study of arms-length property sales occurring over 3-5 years allows the assessors to establish parameters to estimate the value of properties that have not been sold. Assessors then review this data and apply the determining factors of the sales analysis to value each property. A reassessment uses mass appraisal methods and techniques. In Pennsylvania, the entire county must be done at the same time.

### **Phase 4: Valuation Review – Summer 2024 – Winter 2024/2025**

Valuation Review is the method of checking and re-checking both the values that have been determined and the data that has been collected, with a specific emphasis on outliers and unusual situations. During this review, properties are viewed by experienced appraisers who double check uniformity and accuracy of information.

### **Phase 5: Informal Reviews – April – May 2025**

Property owners will receive a Proposed Value Mailer no later than Spring of 2025. This notice will provide the new estimated Fair Market Value of their property and information about how to take advantage of the informal review process. All property owners can schedule an informal review with Vision staff to discuss and present evidence regarding the property's physical description and characteristics that might affect the value.

### **Phase 6: Formal Appeals – July 2025 – October 2025**

An official Value Change Notice will be mailed to each property owner by July 1, 2025. The official Value Change Notice may be appealed by the property owner to the Schuylkill County Board of Assessment Appeals within forty (40) days of the mailing date of the notice. The owner should present their opinion and evidence of value at such a formal appeal hearing. If unsatisfied with the result of a formal appeal hearing, owners can appeal further to the Pennsylvania Court of Common Pleas.

### **Phase 7: Millage Equalization and Budgeting – November 2025 – December 2025**

Reassessments are required under the Consolidated County Assessment Law 53 PA C.S. § 8823 to be revenue neutral. This means that the total taxes levied by the county, each municipality, and each school district cannot automatically increase the year after a reassessment, and the tax rates are required to be adjusted so that the total taxes levied do not exceed the total taxes levied in the preceding tax year. The purpose of a reassessment is to create an equitable distribution of the tax load. Historically, based on data that's been published on other countywide reassessments, one-third of the property owners will see a decrease in their taxes, one-third will stay the same, and one-third will see an increase. After "equalizing the millage", taxing bodies can take a separate vote to raise taxes but the increase is capped at 10% for the county and municipalities and a State cap (typically 2-3%) for school districts.