



At Red Clay Consolidated School District, we understand that changes to property taxes may feel overwhelming and leave many with questions. That's why we're here to help provide clarity and support as New Castle County undergoes its first property reassessment since 1983. This reassessment will impact school taxes, and we want to ensure you have the information and resources you need to navigate these changes with confidence.

What Has happened?

Based on a legal settlement from 2021 involving the ACLU and New Castle County, New Castle County is conducting a reassessment. Reassessments are not uncommon around the country but may be surprising here in DE as the last reassessment was done in 1983. The settlement requires a reassessment to base assessed values on fair market values. This is because property values have changed at different rates in different areas since 1983.

- New Castle County has been working with its partners to review property information and set the new assessed value for each residential and commercial property in the county.
- Recently, NCC's vendor (Tyler Technologies) mailed notices to each property owner with that new value.
- If you have not received that notice, you should be receiving it soon. The new values are also available for your property in the NCC Parcel Search (<https://www3.newcastlede.gov/parcel/search/>)
- In some cases, these notices have caused concern because the assessed value is directly related to property taxes, including school taxes.

We cannot yet provide specific information about how the change in your assessed value may affect your school taxes next year. Some property owners will see a decrease in their school taxes, some will see an increase, and some may not see a change.

What Will Be Happening?

In December, Tyler Technologies, through their work with New Castle County, will hold informal meetings with residents wishing to discuss their newly assessed value. Red Clay is not involved in this process and is unable to assist property owners with information related to the assessed value. Information about scheduling one of these meetings is included in your mailing or available by contacting New Castle County at the numbers above.

- In 2025, there will be a formal appeal process. Red Clay is not involved in this process, and property owners seeking information about that process should check the New Castle County website <https://www.newcastlede.gov/181/Assessment>
- In late spring, Red Clay will receive the total assessed value of property within the district. At that time, we will be able to calculate the new tax rates and the Board of Education will vote on those rates at the July 2025 board meeting.

What Should You Be Doing Now?

Do not panic! Some property owners have called and shared a concern that by multiplying their new assessed value by the current tax rate they will see a significant increase in their tax bill. The Red Clay Consolidated School District Board of Education will be setting different tax rates for next year based on the reassessment. You can NOT multiply your new assessed value by the current rate to estimate your next year's tax bill. The Board of Education will be decreasing the current tax rates.

What you can do is look at the assessed value assigned and think about whether or not it is the fair market value of your home. Think about similar homes in your neighborhood that have sold recently and whether or not they sold for an amount similar to your new assessed value. If you think your assessed value does not represent the fair market value of your home, you should schedule an informal appeal meeting. They may be scheduled by:

- To schedule by phone – call 1-855-670-2658. Call Center hours are Monday – Friday 8:00 AM to 4:30 PM
- Online (Self Service): Visit <https://calendly.com/d/cngk-hvz-kxf>. Online scheduling is available 24 hours a day during the scheduling period noted above.

Late this spring, we will have sufficient information from New Castle County to begin the process of setting next year's tax rates and will work to provide this information to you in a transparent manner. We will hold public meetings and have information on our website under the "reassessment" section. We will also have employees who can assist you with calculating your new tax rate. Unfortunately, we are not able to assist with that until we receive the necessary information in the spring. This is currently scheduled to happen AFTER March 1st.

Please be wary of social media. There is incorrect information circulating on social media.

We're Here for You.

We are committed to keeping our community informed and prepared during this reassessment process. As we receive updates, we'll provide resources, and support to help you understand any changes to your school taxes.

For more information about the reassessment, please refer to the links provided in this message. Together, we can navigate these changes and continue building a strong and supportive community (additional links: [WDEL](#), [Delaware Online](#))

Thank you for being a part of Red Clay!



NEW CASTLE COUNTY EXECUTIVE OFFICE Office of Communications

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Contact: Natalie Criscenzo at 302-395-5138 or natalie.criscenzo@newcastlede.gov

New Castle County releases FAQ document on property reassessment formal appeal process

NEW CASTLE – New Castle County is pleased to announce the release of an FAQ document designed to answer questions about the appeal process for property reassessment. This comprehensive resource is aimed at providing clarity and guidance for property owners who wish to appeal their property's reassessed value.

The document provides in-depth details about the appeal process, including instructions on how to initiate an appeal, important deadlines, and the necessary documentation. Additionally, it answers common questions about eligibility, the types of evidence required, and the general timeline for resolving property tax reassessment disputes.

The FAQ document is now available on the New Castle County website's the Board of Assessment Review [page](#), and can be downloaded directly [here](#).

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Natalie Criscenzo
Director of Strategic Communications
New Castle County