

1. Will we get a break down in value per acre for large parcels?

The information will be available in the Assessment Office using the public terminals.

2. If I have multiple buildings on my property, can I get a copy of the value of each building used to value the assessment?

Yes, the information will be available at the public terminals in the Assessment Office.

3. Could you please repeat the example you gave for how assessors will know or learn when a property has well water & public sewer even though the rest of the “neighborhood” has public water & public sewer?

Public utilities are visible (i.e meters etc.) so assessors use them to determine utility information for a property.

4. Can a landowner obtain the comparable properties (data) that was used in his assessment?

No. The actual comparable properties in a report appraisal are quite different from the mass appraisal technique. In the mass appraisal process, all sales are delineated and their validity determined, by classification (V,A,R,C,E) etc. Once determined valid, the sales are determined as to which neighborhood they reside in. Tables are created from this information and square footage rates are applied back to the sale properties in the neighborhood. Land sales are also reviewed and used to establish land values. This complex process looks at many different factors.

5. You are using 5 years of sales data in the reassessment calculations of property values effective 07/01/2025. Have the selling prices continuously increased every year or have the increases in mortgage rates reduced selling prices in the past 24 months? I.e. 3.0% vs present rates of 7.0%.

Using a consistent assessment of \$200,000 and the common level ratio for years 2011, 2016, 2021, and 2024 and then dividing the assessment (\$200,000) by the applicable common level ratio you can arrive at the indicated trended values which shows that values have increased. See below example:

Assessment	2011 100.5	2016 95.5	2021 71.1	2024 66.2
\$200,000	\$199.01	\$209,424	\$281,294	\$302,115

6. Some residents live in homes that have been built since the 2010 reassessment & the current assessment value is noted on the preliminary value notification as of 2010. How do you explain the discrepancy? How does the process differ to obtain an accurate increase of value from the new build assessed value date to the new preliminary assessed value?

2010 was the last reassessment, therefore all values are based on 2010 values until another reassessment is completed. We cannot differentiate until a new reassessment is completed.

7. Do public utility right of ways impact value of the property?

Public utility right of ways could impact property value.

8. What impact will a farm sold for \$20,000 per acre have on another farm ½ mile away?

The impact is dependent on how similar the properties are (i.e. number of buildings, home characteristics etc.)

9. Will the County's IT Contractor be involved with the computer programming to transfer data from the Vision data base to the County's data base?

The County IT contractors will have minimal participation in the process.

10. If you are not looking inside of homes like you stated, how can you send out a paper stating rooms, fireplaces, bathrooms and how much of the basement is finished inside of the homes?

The data collectors started with information already in County records and if a property owner was home at the time of their site visit, they verified the information and noted any changes.

11. The last letter that I received said to ignore the reassessment figures when do we get the official quote? When will the official quotes be available online?

The final value notices, by law, must be mailed on or before June 30, 2025. Final values will be visible online after June 30, 2025.

12. What happens when there are not many or any homes comparable sold in your “neighborhood” over the most current 3-5 years?
Vision will review similar neighborhoods to find sale information if none are available in the neighborhood the home is within.
13. Please repeat & clarify what letters have to be mailed by June 30th? Are they formal appeal scheduling notices?
The final value notices must be mailed on or before June 30, 2025. They are not formal appeal scheduling notices.
14. Didn’t we already get our valuation letters before we went through the informal appeal & requested a formal appeal already?
No, the documentation property owners received was the preliminary value notices.
15. Where are these “terminals” & how can I view the information about my house?
The public terminals are located in the Assessment Office located in the Veterans Memorial Building at 25 W. Main Street, New Bloomfield PA 17068. Regular office hours are Monday – Friday 8:00 AM to 4:00 PM.
16. So, you stated you are using the last 3-5 years of sold properties for value. If a property was built less than 5 years ago why is the value going up?
The value is dependent on comparable property values and the current assessed values are based on the 2010 data.
17. Do valuations of single-story homes with basements differ from single-story homes on slabs?
Yes
18. Vision said 3 years was used for the value period. Randy said that he, the Commissioners, Solicitor, etc. said they wanted it to not be within just the inflated market. Which is it, 3 or 5 years?
Comparables were reviewed over the past 3 to 5 years, and if no comparables were found in that date range, then Vision looked at data in the 7-to-10-year range.

19. Houses have been selling for thousands over asking price in the past 3-5 years, due to less houses available. How is that fair? It causes houses to be more expensive than what they are really worth.

The market dictates the values.

20. New homes built during the past 5 years were subject to inflated building material cost driven by supply chain interruption. Are comparable values of newer homes only compared with other new homes? How do sales in 3-5 years apply?

Yes. Comparable sales in that time frame are used to value properties and build values.

21. The letters only included the adjusted county tax increase proposal. They did not include the proposed school tax increase. When are we going to be provided with the updated figures for those taxes?

Updated school mileages will be available in June 2026.

22. If we've had some minimal electrical work done at our property and were told of things that were "not up to code" could we present that as evidence at a formal appeal? Would notarized statements from licensed electricians be necessary?

Yes, the information can be presented. Notarized statements are not necessary.

23. There are some expert and credentialed realtors providing Fair Market Value analysis' to residents for free. Will you allow residents to use a Fair Market Value for their appeal if they cannot afford an appraisal?

An appraisal is not required and all fair market value information will be reviewed as evidence during a formal appeal.

24. I received the reassessment notification that data has been gathered, but I have not received an assessment yet. When will I receive my assessment and what if it does not make it to me due to USPS error?

The final value notices will be mailed on or before June 30, 2025. If a property owner does not receive their notice they may request a copy from the Assessment Office.

25. What moves a commercial property to 7 times the value in 12 years when selling value has only doubled or tripled and will this immediately affect the tax burden?

The value is based on comparable sales and will affect the 2026 tax burden.

26. What is the current millage rate and was it readjusted with the assessment?

The current millage rate is 4.5625. This rate will be adjusted when the new assessed values take effect.

27. How can you assume that two 28x48 homes have the same square footage of living space? One of the homes could have a finished basement but not visible from the outside.

***Living area** is defined as above grade finished, heated area. A basement will not affect the living area calculation, but it will be valued.*

28. How can my value be so inflated in comparison to current market value? Where is my proof of value on your end?

Your value is based on current and comparable sales.