

## **Town of Ocean View**

### **Updated Assessed Values for FY18 Property Taxes have been released**

The Town of Ocean View has completed its revaluation of all 3,252 tax properties located in the Town's corporate boundaries in accordance with the Town Charter that requires a reassessment every five years. These new assessed values were developed by the Town's assessor, Property Tax Associates / Delaware Valuations, Inc. (PTA/DELVAL).

**New Value Notification** – As of May 5, 2017, letters have been mailed to notify property owners of the new assessed values for each property. This letter includes the previous Market Value of the property, based on the prior assessment and values as of January 1, 2012, and the current estimate of Market Value as of May 1, 2017. This letter will also provide you with an estimate of your FY18 property taxes based on the proposed tax rate of \$ 0.1652 per \$100 of estimated Market Value. *Note: there is no proposed change to the tax rate due to the reassessment.*

**Property Owner Questions and Appeals** – PTA/DELVAL will conduct informal value review meetings in Town offices located at 201 Central Avenue – 2<sup>nd</sup> floor. These informal appeal hearings will be held by appointment only and will be held during the period May 10 through May 23, 2017. The notification letter provides instructions for contacting the PTA/DELVAL representatives.

If a property owner is not satisfied with the results of this informal review, a formal written appeal may be filed with the Town – the PTA/DELVAL representative will provide you with the appropriate form needed to file such an appeal. Note that these written appeals will be heard and decided upon by the Town's Board of Assessment that is appointed by the Town Council.

**To Review Your Assessment Online** – You are now able to review the details of the current assessment for your property by clicking on this link [Ocean View - online property records](#) . After opening the link, you will be able to search Ocean View properties by Owner's Name, Map Number (PIDN), and Address.

Note that this online feature includes a sketch of the primary building located on the property which includes dimensions. Among other details available through this online feature is a listing of exterior, interior, and site information regarding each property.

**Tax Billing Information** – The Town of Ocean View will be mailing property tax bills by the end of May, 2017. If your assessment is adjusted as a result of the appeals process, you will receive a revised tax bill by the end of June.

\*\*\*\*\*

If you have any questions regarding the reassessment project, please call the Finance Department at 302-539-9797, extension 7.