



October 22, 2026

Dear Residents, Businesses, and Partners of New Castle County:

I'm writing to share an important update on New Castle County property reassessment, including the results of an independent review and our plan to accelerate the County's next reassessment to ensure property values are accurate, fair, and up-to-date.

### **Background**

For more than 40 years, New Castle County did not conduct a comprehensive reassessment of property values. Following a court mandate, the County undertook this significant effort in 2024. By the time my administration took office in January 2025, the reassessment was largely complete. The final values prepared by the vendor were certified just one month later, in February 2025. However, we were responsible for bringing that work to completion, and we remain committed to ensuring the process is fair, accurate, and transparent.

Earlier this year, we took an unprecedented step toward that goal: seeking and securing authorization from the General Assembly to commission an independent quality-control review of the reassessment. The General Assembly provided this authorization, and it was conducted by Cushman & Wakefield, a nationally recognized real estate services firm. With the review now complete, we are taking action to address its findings and strengthen the reassessment process moving forward.

### **What the Review Found**

The review examined a sample of our non-residential property assessments. Its central conclusion was clear: the issues it identified are correctable and largely relate to the accuracy of property data and how that information was used to determine property values.

Put simply, accurate assessments depend on accurate data and use of valuation methods — for example, valuing rental property based on the income it generates. When the information going into the system is incomplete or out of date, the results will be too. Getting that data right is the single most valuable thing we can do, and it is exactly what we are focused on.

### **What the County Is Doing**

Our priority is to correct identified issues, strengthen oversight, and establish a more accurate and up-to-date assessment baseline for all property owners.

To accomplish that:

- We are moving to accelerate the County's next comprehensive reassessment, originally planned for 2029. Our aim is to complete the next reassessment sooner, giving property owners greater confidence in the accuracy of their assessments. The exact timeline will depend on a competitive bidding process, and we will share more information as that process moves forward.

- We are strengthening quality control now, in anticipation of the next comprehensive reassessment. The County will take a more active role in overseeing the work, guided by national assessing standards and the new data tools made available through recent legislation.
- We are already taking steps to correct property records. We are reviewing and correcting records, property by property, and will notify any owner whose assessment changes, with full appeal rights.

### **What Every Property Owner Should Know**

- The results of this report do not affect New Castle County's current billing cycle. Property owners will still receive your 2026 New Castle County School and Property Tax bill in mid-November 2026, with a due date of December 31, 2026.
- You have options. In most cases, you can appeal your assessment every year, and you can always ask the County to review, confirm, and correct a factual error about your property, square footage, condition, and the like.
- The results of the Quality Control Review do not mean every assessment is wrong. The properties examined were specifically selected as likely outliers, so their results cannot be applied to anyone else's home or business.
- The County's role is narrow but important. The County's job is to ensure accurate data and a fair, transparent process. We do not set school tax rates or tax policy, but we are committed to giving everyone the accurate information those decisions depend on.

### **Our Commitment**

We recognize the importance of getting property assessments right. That is why we sought an independent review, why we are acting on its findings, and why we are working to accelerate the next reassessment.

We have chosen to respond to this challenge openly, responsibly, and with a focus on getting it right for every taxpayer in New Castle County. You have my commitment that we will keep you informed every step of the way.

If you have questions about your property or the assessment process, please contact the New Castle County Assessment Office at [assessment@newcastlede.gov](mailto:assessment@newcastlede.gov) or 302-395-5520.

Sincerely,



**Marcus A. Henry**  
New Castle County Executive