

What factors determine your tax bill

Appraisal Department

Sets the Fair Market Value (FMV) of the property in question using various factors including: the housing market, recent sales, new construction and permits.

Inside and Outside Millage/Local Elections

Base rate is 10 mils. Voters can opt for additional funding for community services through levies.

Special Assessments

These can be added for certain special projects such as installing water/sewer lines, grass cutting, demolition of a parcel or outstanding utility bills.

Taxable Value

(35% of the FMV)

Reduction Credits

Such as Owner Occupancy or Homestead

Tax Bill

Total amount owed for the year.

Do you think the factors used to calculate this bill are correct?

Yes.

Pay the bill. No further action is necessary.

No. What now?

There is no direct way to contest your taxes, but if you disagree with the factors that were used to calculate the bill, you can take some action.

How to challenge the factors that determine your tax bill.

Inside and Outside Millage/Local Elections

Base rate is 10 mils. Voters can opt for additional funding for community services through levies.

Vote in your local elections.

Special Assessments

These can be added for certain special projects such as installing water/sewer lines, grass cutting, demolition of a parcel or outstanding utility bills.

Contact the agency who issued the special assessment; water company, city for grass cutting/demolition etc.

Taxable Value (35% of the FMV)

If you feel that the assessed value is incorrect, you can file a complaint with the Board of Revision between Jan. 1 and March 31 each year.

Reduction Credits

Such as Owner Occupancy or Homestead

If you feel you qualify for the homestead, owner occupancy credit or non-business credit and it was not accurately reflected on your tax bill, reach out to the county at 216.443.7010 to be directed to the proper department.