

January 14, 2025

From Vinton County Auditor

Re: 2025 tax bill

The new tax amount for 2025 is now available on our website vintoncoauditor.org
Tax bills will be received in 2 weeks and will be due March 6, 2025.

2024 Values that you will see on your 2025 bills are increasing. Please let your escrow company know as soon as possible.

Why? Vinton County, by law (Ohio Revised Code), is mandated to appraise every 6 years. Every 3rd year, we must complete a Triennial Update. Vinton County was legally obligated to complete a TRI in 2024 for 2025 bills. The CAUV rates also change during the 3-year mark and are set by the state.

What is a Triennial Update? It is a market study of the last 3 years (2021, 2022, 2023). We calculate all Vinton County sales only, perform a 50/150 trim, and find the median sales. We then take the sale price and compare it to the market value listed by the auditor's office.

Who oversees this process and ensures the values hit the target? The Ohio Department of Taxation.

What is the mandated target range? 90%-110% of market value.

What did the study show for Vinton County? Our market value on homes in Vinton County was 40% below the most recent sale. The Ohio Department of Taxation ordered a minimum 30% aggregate value increase to reach the 90% minimum.

How does this affect my taxes? You are taxed on 35% of your market value. See the calculation below:

- Market (90%-110% of current market): \$100,000.00
- Times 35% = your taxable value: \$35,000.00
- Times the millage rate for your taxing district (example ELK township): 37.489418
- Divide by 1000 (1 mill per 1,000 in value): $35,000.00 \times 37.489418 / 1000 = \$1,312.13$ per year

Will my taxes increase dollar for dollar with the value increases? No, because of HB 920, enacted in 1976, some levies will adjust down. In the above scenario, the full rate without this reduction would have been 44.75 for Elk Township.

What is your county auditor trying to do about this? Your county auditor is involved in the Auditor's Association of Ohio and is currently serving as the Vice President. The association is

working with legislation to get the property taxation law changed and provide some relief to taxpayers.

What can you as a taxpayer do until the law is changed? Work with your legislature on changes that need to take place. Also, check your tax bill to make sure you are getting all the discounts you qualify for. Please see below:

- Homestead - over the age of 65 and make under \$40k, not including social security
- Disabled Veterans and surviving spouses of first responders - receive an enhanced exemption
- Non-business credit
- Owner Occupancy credit
- CAUV discount - if you are producing an agricultural product for consumer use
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What if I believe my market value is above what my property would sell for? Please call 740-790-7007, auditor, email auditorsupport@vintonco.com , or file a formal complaint with the Board of Revisions (additional information online).

Facts to keep in mind:

- We want your information to be accurate, please report any inaccuracies.
- The auditor of every county in Ohio is mandated to do this and are on different schedules, regardless of who or what party is elected to the position.
- None of the revenue from your local taxes goes to the state; it all stays local.
- The landowners that are “not from here” are not the enemy, nor the problem. This issue is because of the following: current market price of those buying and selling, lack of housing, the low interest rates during 2021, 2022, and 2023.
- Most lodging facilities that sold were removed in the trim and not considered for this study. Because of the revenue stream, most sold for 150% over market price.
- We will do all we can if you feel your market value is too high for today’s market.
- Not everyone will receive the same % change in taxes. Acreage, land type, home specifics, outbuildings, millage rate, and discounts are just a few reasons it will vary from property to property.