

January 4, 2021 - The Summit County Fiscal Officer has reevaluated all property in Summit County. You likely received a letter from the Fiscal Officer explaining your reevaluation. The Township has received a number of calls. Many of us have seen large increases in our reevaluation. The County Fiscal Officer tells us the average increase in Sagamore Hills Township is 12.82% which includes all the taxing districts including, residential, agricultural and commercial. The total tax valuation in Sagamore Hills Township is now \$361,880,430. In 2019, the total valuation was \$320,757,040.

This reevaluation conducted by the Summit County Fiscal Office is required by statute every six years with an additional adjustment every three years. The Fiscal Officer is responsible for these reevaluations and appeals must be filed directly with the County and not the Township. The letter you received is not an actual tax bill nor is it a determination of the actual taxes you will pay. Instead, the letter only informs you of the determination of the reevaluation value of your home and property. Factors such as the condition of your home, additions and changes to you home as well as sales in the community all affect this determination of value. This redetermination was handled by appraisers from the County Fiscal Officer who visited every property in Summit County. If you object to this reevaluation you will have to file an appeal with the County and the letter you received tells you how to proceed. You should follow those instructions carefully if you want to appeal your reevaluation.

In an effort to help our residents understand the reevaluation and its meaning, we wanted to provide some additional information. Please understand that amount of your taxes has not yet been determined because the effective rate of tax has not yet been determined. It is difficult to understand the meaning of the increase in valuation and what it will mean to your tax bill until the effective tax rate is certified by the State. The State applies a HB 920 reduction factor designed to keep tax revenues stable when property values increase or decrease. This factor that prevents your taxes from dramatically increasing when property values are on the rise will also keep your taxes from significantly decreasing despite declining property values. This reduction factor will keep the revenue to our schools, cities, libraries, and the township at nearly the same level as originally approved by the voters. A portion of your tax rate is not affected by the tax reduction factor and will result in a slight decrease in your tax bill.

The State will be determining the effective tax rates in our community as required by Ohio law and then certifying that rate. This certification is expected to be issued to Summit County in mid-January. Then using the reevaluation of your home value and the tax rates as certified by the State, tax bills will be calculated and issued. The tax bills are expected to be released by January 18, 2021 but this date could change depending on when the State issues its tax rate certification.

You can get an estimate of the change in your taxes because of the reevaluation using the 2019 tax rate with a tax calculator available on the Fiscal Officer's website. Please note that the tax rate in 2019 is subject to change based upon the State's determination for 2020 (due in 2021). If you use the tax estimator, you should understand that your actual tax bill for 2021 may differ from the tax estimator because the new tax rate certification has not been completed. Moreover, there are rollbacks and other credits that may apply to your tax bill that will not be shown by the tax estimator. If you wish to use the tax estimator here is what you should do.

First you should find your permanent parcel number by going to the site linked below and entering your name or address and running the search: <https://fiscaloffice.summitoh.net/index.php/property-tax-search>. Now that the search is done, look for your permanent parcel number at the top of the tax card brought up by the search to the right on the white portion of the screen. This number will start with “45” or “43” or “42” and most of you will have a number starting with “45.” The permanent parcel number has a total of seven digits. Write the number down.

Secondly you should actually look at your tax card. The search has automatically brought up your tax card for 2020 on the white portion of the screen. You will see 2020 at the top and when you scroll down you will see there are not any taxes shown. If you look to the left of the screen you will see a drop-down menu for the “tax year” in the blue area. Move that menu to “2019” from “2020” and it will bring you to your 2019 tax card which will now appear to the right. Confirm the year of the tax card by looking at the top of this card. Now scroll down and you will see your 2019 taxes and your payments. Write down your 2019 real estate taxes. Remember that they are paid twice a year so it is generally the sum of the two columns that will tell you your yearly total real estate taxes. You can also see where your taxes go by clicking the highlighted text that states: “where do my taxes go.” This information is based upon the 2019 taxes that were paid in 2020.

Third, with your permanent parcel number and your yearly taxes written down, go to the tax estimator found here: <https://fiscaloffice.summitoh.net/index.php/property-tax-estimator>. You will enter the new valuation in the top box in dollars under “Estimated market value.” Use the second box below to find the correct taxing “District” with the dropdown menu. You can simply type in the 45, 43, or 42 and it will bring up the rest of the menu which is alphabetized. Bring up Sagamore Hills and use the first two numbers of your permanent parcel number to find the correct district after you find Sagamore Hills Township. It will either be 45, 43 or 42. Then hit “go.” This will calculate your new tax bill. If your home is owner occupied, then the yellow top boxes will show your real estate tax estimate using the 2019 tax rates and the new evaluation. Caution: If you chose to use the lower boxes on the tax estimator, it will not allow you to insert the new tax value for your parcel and will just give you the 2019 tax data that you already saw on the tax card above. If you correctly followed the instructions, then the number you see is the estimated yearly taxes for your parcel based upon the 2019 tax rates and the 2020 new valuation. Remember that this number will adjust based upon the 2020 State tax rate certification that will come in mid-January, 2021. While this number will not be your tax bill, it will give you some understanding at what the reevaluation value could mean to your real estate tax bill in 2020, due in 2021.

Please remember that it is the rate of tax that will determine your taxes using the new valuation that we do not yet know. When applying the estimator, it is just that, an estimate. When the Ohio Tax Commissioner certifies the tax rates then your actual bill will be calculated. This should occur in mid-January and we will put that information upon our site when we learn it has been certified.

We hope this information is helpful. If we can help further, please email us at admin@mysagamorehills.com.