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# Neda K. Duff

CARROLL COUNTY ASSESSOR

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## 2022 ASSESSMENT NOTICES

CARROLL COUNTY, INDIANA – April 25, 2022– The Assessor’s Office will be mailing 2022 Assessment Notices (Form 11s) on Friday April 29, 2022. These notices will also be available on the Beacon website at [www.beacon.schneidercorp.com](http://www.beacon.schneidercorp.com). The Form 11 provides the taxpayer with the current assessment of their property as of January 1, 2022 as well as the assessed value from 2021.

Assessments in Indiana are considered to be market value in use or property value as it is currently being used. Assessments are also based on mass appraisal not individual appraisal. What does that all mean? Your property’s assessed value should be within roughly 10% of it’s value on the open market.

You have until June 15, 2022 to appeal the new assessment. In order to appeal, you must provide evidence of the value of the property (e.g.: appraisal, purchase price, current listing, photos, comparable sales, etc.). Appeal forms (Form 130) can be found online at [www.in.gov/dlgf](http://www.in.gov/dlgf) or in the Assessor’s Office. A letter/email is also acceptable. Owner contact information MUST be included on every appeal. More information is given on the Form 11 and is also on the DLGF site.

Assessments in Carroll County increased an average of 13% in 2022. To reiterate, this is due to increased building costs, an increase in the agricultural land base rate, and an increase in home sales. Also, there is no good way to predict changes in taxes. In 2021, the assessments increased by an average of 5%. Tax rates then fell by an average of 5% in 2022. Carroll County has a frozen property tax levy meaning that as assessments increase, tax rates decrease. Those tax districts that see the largest increase in assessments will see the largest decrease in tax rates. If you would like to get an ESTIMATE of your taxes using the current tax rate, you can do so by visiting <https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx>.

Please contact the Assessor’s Office or visit the resources listed here if you have questions.

Carroll County Assessor’s Office  
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