



**How does calculating a
property tax estimate work?**



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Begin with the true market value, or assessed value, of your home.

Determine the taxable value by multiplying the assessed value by 35%.

Assessed value multiplied by 35% equals taxable value.



How does calculating a property tax estimate work?

Multiply the taxable value by the effective tax rate to calculate the subtotal.

The effective tax rate can be found on your tax bill and the Miami County Auditor's website.

Taxable value multiplied by effective tax rate equals the subtotal.



How does calculating a property tax estimate work?

Consider rollbacks...

From the subtotal, subtract 10% for Agricultural and Residential Properties.

Subtract another 2.5% for owner occupied properties.

The tax estimate is the difference between rollbacks and the subtotal.



How does calculating a property tax estimate work?

Sample Calculation:

Market Assessed Value: \$100,000

Taxable Value: $\$100,000 \times 35\% = \$35,000$

Subtotal: $\$35,000 \times \text{Effective Millage Rate}$

Subtract 10% and 2.5% Rollbacks
(Agriculture/residential ONLY and owner occupancy)

= Tax Estimate of Home



**** PLEASE NOTE ****

- ** Use this process to calculate an ESTIMATE.
- ** Effective property tax rates and rollbacks can vary across taxing districts.
- ** Determine your taxing district and specific rates to ensure the most accurate estimate.
- ** Contact the Miami County Auditor's Office for assistance and additional information.



Thank you!