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Frequently Asked Questions

Why did my assessment go up so much?

If there weren't any physical changes to the property, the value was most likely raised due to trending. The State of Indiana requires county assessors to group like properties together and compare the previous year's sale prices to what those properties were assessed at. If properties were selling for more, all structures in a grouping are raised the same percentage.

Will the value ever go down?

If properties in a grouping are selling for less than they were assessed at, all structures in that grouping will be lowered by the same percentage.

The Notice says "Improvements". I didn't make any improvements.

In the Indiana Code, the word improvement stands for structure. It is not used to indicate physical changes.

Is there a public site on which I can see my assessment?

You can view your property information at the following site: <https://beacon.schneidercorp.com/>. Your current assessment information isn't listed on this site, however, until after the Assessor certifies values to the County Auditor. This happens in late June of each year. You can call, email or come by our office and we would be glad to help you with your current assessment.

Will this make my property taxes go up?

Not always. There are a multitude of factors that go into computing a tax bill. It is possible to have a larger assessed value than the prior year, but have a lower tax bill. Please contact the Auditor's Office for tax bill questions.

Why didn't the value of my land change?

The State of Indiana provides a base rate per acre for all agricultural ground annually. All other ground is valued by the county assessor once every four years.

Can I appeal this value.

Yes! If you do not feel that you could sell your property for the assessed value listed, you have until June 15, 2022, to file an appeal with the Assessor's Office. You can pick up a Form 130, Taxpayer's Notice to Initiate an Appeal, in our office, we can email one to you or send one via USPS. Also, you can find one at the following site:

<https://www.in.gov/dlgf/forms/dlgf-forms/>.