

GENERAL INFORMATION—PLEASE READ CAREFULLY

ABOUT YOUR TAX BILL - The contents of your Geauga County Real Estate tax bill are prescribed by Ohio law. Only one parcel of property can be included on a bill. Failure to receive a tax bill does not excuse failure or delay to pay any taxes, special assessments, or other charges shown on such bill or avoid any penalty, interest or charge of such delay, pursuant to O.R.C. 323.13.

TAX INCREASES - Any increase in the amount of your current real estate tax must be attributed to valuation charges, tax levies or bond issues. Any increase due to tax levies or bond issues was voted upon and passed by the voters of your taxing district.

Note: The County Treasurer has no authority to increase or decrease your real estate tax.

RECEIPTS - Your cancelled check will serve as your receipt. If you need further documentation, return your **ENTIRE bill and a self-addressed, stamped envelope with your payment in the enclosed envelope.**

MORTGAGE AND ESCROW AGENTS - If your real estate taxes are to be paid by a mortgage company, please forward this bill to them AND ask them to notify the Treasurer's Office in writing so we can bill them directly in the future.

MILITARY – Notice: If the property is owned by a member of the National Guard or a member of a reserve component of the Armed Forces of the United States who is called to active duty, you may qualify for an extension of time to pay your taxes consistent to Ohio Revised Code 323.122. Call 440-279-2000 for details.

CREDIT CARD, E-CHECK & PAYPAL PAYMENTS - You can now pay your real estate taxes by web, phone or in our office. The convenience fee to pay by E-Check is \$1.50. Credit Card and PayPal payments will be charged an estimated fee of 2.5%. The convenience fee is charged by a third-party vendor and Geauga County only receives the tax amount due.

Payment types accepted are;     

- Web payments can be made at <https://www.geaugatax.com> select "Search & Pay Taxes" icon at the top of the left menu bar and make your payment by credit card or e-Check.
- IVR payments (payments by phone) can be made by calling 1-855-782-3909.
- You will receive a confirmation number for your payment. If you do not receive a confirmation number your payment was not accepted.

CONTACT INFORMATION

GEAUGA COUNTY TREASURER

www.geaugatax.com

General Tax Bill Questions	440-279-2000
Real Estate Delinquent Payment Plans	440-279-2001
Manufactured Home/Payment Plans	440-279-2003
Escrow Program (pre-payment)	440-279-2006
Tax Overpayments	440-279-2000
E-Payment Program (Electronic Billing)	440-279-2005

GEAUGA COUNTY AUDITOR

<http://www.auditor.co.geauga.oh.us/>

Real Property/Manufactured Home Values - CAUV/Forestry
Special Assessments - Homestead/Owner-Occupancy Credit
440-285-2222, x5960

PAYMENT OPTIONS –

-If you cannot pay your Real Estate Taxes in full by the due date on the front of this bill, please contact the Treasurer's office **2 weeks after the due date for a payment plan. We cannot offer payment plans until taxes are past due.** A 10% penalty will be assessed on any unpaid balance; we do recommend that you pay as much as you can by the due date to avoid unnecessary penalty. For Delinquent Real Estate Taxes Contact Donna at 440-279-2001, and for Delinquent Manufactured Homes Taxes contact Dorothy at 440-279-2003.

-The Geauga County Treasurer offers pre-payment options designed to make the payment of real estate taxes more convenient. These options include the Real Estate Escrow Program and payment by Electronic Funds Transfer (ACH). These programs begin 5 months prior to taxes being due. To sign up for these programs for future use please contact Mary Kay at 440-279-2006 or go to our website www.geaugatax.com and select the "Escrow" icon.

"Notice: If taxes are not paid within one year from the date they are due, the property is subject to foreclosure for tax delinquency." O.R.C. 323.131(C)(1)

"Notice: If the taxes charged against this parcel have been reduced by the owner-occupied tax reduction for residences occupied by the owner but the property is not a residence occupied by the owner, the owner must notify the County Auditor's Office not later than March 31st of the year following the year for which the taxes are due. Failure to do so may result in the owner being convicted of a fourth-degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250 or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply."

If the taxes charged against this parcel have not been reduced by owner occupied tax reduction and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the County Auditor at 231 Main St., Rm 1A, Chardon OH 44024, (440) 285-2222 ext.5960." O.R.C 323.131 (C)(2)

CHANGE OF TAX BILL MAILING ADDRESS

To change your tax bill mailing address, check the box on the front of the tax bill and provide the new information below:

TAX BILL DEFINITIONS

Full Market Value - the value placed on a parcel of property by the Auditor's Appraisal Office for taxation purposes.

Assessed Value - 35% of the Market Value. The assessed value is multiplied by the Effective Tax Rate to determine your taxes.

House Bill 920 Credit - eliminates increases in aggregate voted taxes outside the 10-mill limit) within a taxing district, which would otherwise occur when existing real property is reappraised or updated.

Full Tax Rate - The tax rate which includes all taxes - voted levies and inside millage - for all taxing jurisdictions in which the property is located.

Effective Tax Rate - the tax rate after tax reduction factors (credits) are applied to certain voted levies.

Non-Business Credit - tax relief granted by state law to residential and agricultural real property tax.

Owner Occupied Credit - tax relief granted by law on an owner-occupied residence.

Homestead Exemption - property tax reductions granted to qualified homeowners who are at least 65 years of age, or who are permanently and totally disabled regardless of age, with an income qualified or who are certain surviving spouses. For full details, see www.auditor.co.geauga.oh.us.

Christopher P. Hitchcock
Treasurer of Geauga County