

Property Tax and Mill Levy Comparison

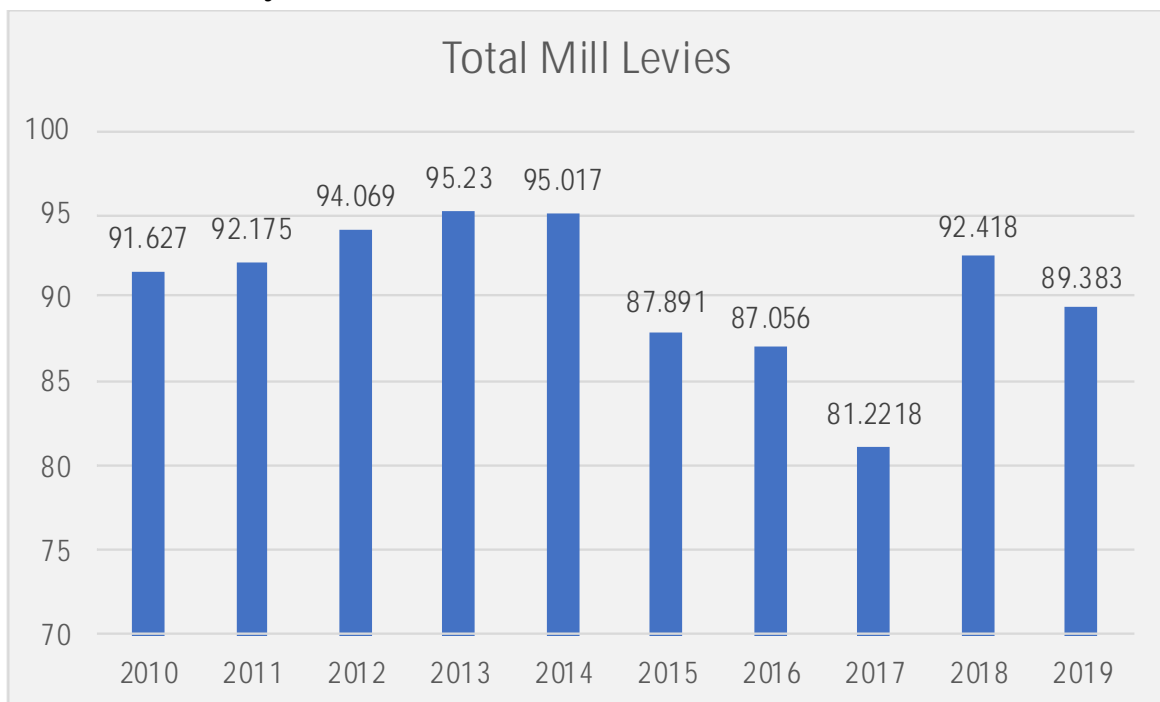
Property taxes are always paid one year behind, with taxes calculated based on what properties were worth on June 30 of the last even year. State law requires that counties update values every two years. Jefferson County property owners will get their notices of value in early May. For example, in May of 2019, Jefferson County property owners received their notices of value which reflected what properties were worth on June 30, 2018.

Most residential property owners saw valuations go up by about 20% over the two-year period from 2016 to 2018. The assessor's office does not raise or lower taxes. That is done by the taxing entities themselves—Jefferson County, Jefferson County School District, various fire districts, and lots of other special taxing districts.

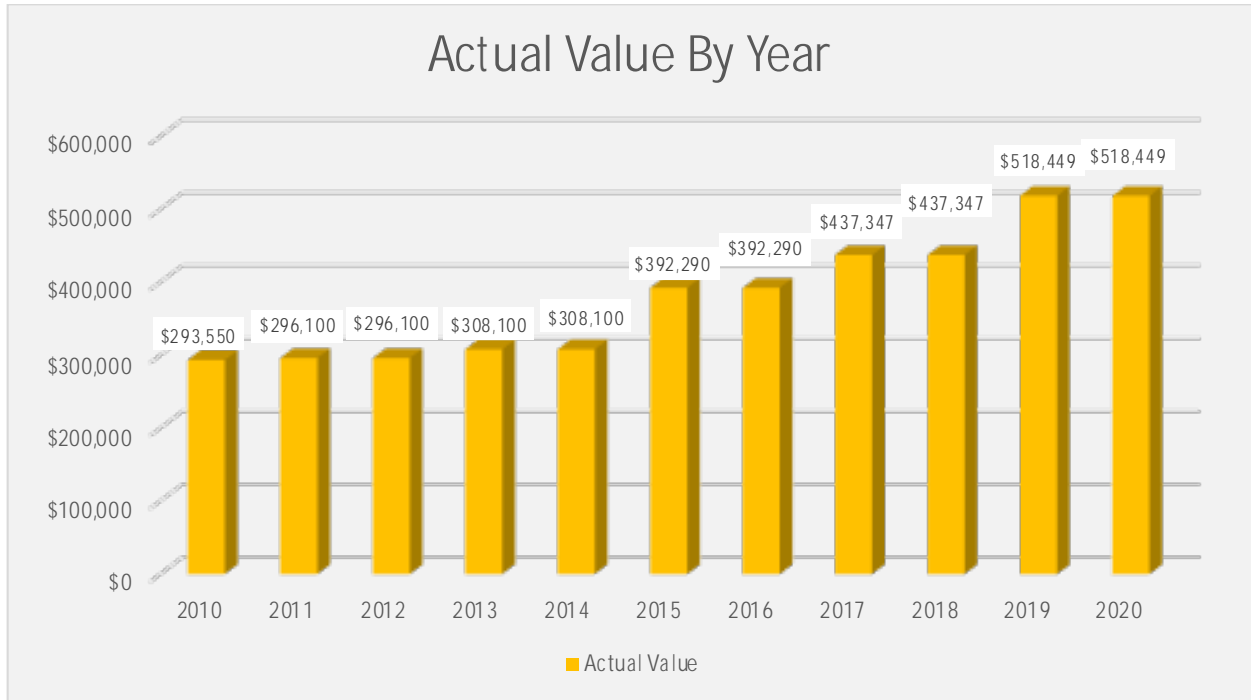
If mill levies go up at the same time values go up, then taxes will probably go up. The wild card is that the assessment rate itself will probably go down. In 2020, the residential assessment rate was 7.15%. That typically falls from year to year. The rate for most commercial property and most land is fixed at 29%.

If you own a house worth \$500,000, a 7.15% assessment rate would mean you pay taxes on an assessed value of \$35,750. If 100 mills are assessed, your property tax would be \$3,575. At a lower assessment rate of 6.95%, you would pay taxes on an assessed value of \$34,750, meaning those same 100 mills would bring your taxes to \$3,475.

Below is an example of how mill levies have varied over the years on a specific house in the 1000 block of Dudley Street in Lakewood.



Below is an example of how actual values have changed over the years on the same house in the 1000 block of Dudley Street in Lakewood.



Below is an example of how tax bill amounts have changed over the years on the same house in the 1000 block of Dudley Street in Lakewood.

