

Frequently Asked Questions

What should I do if I did not receive my tax bill?

You need to determine where your bill was mailed. You can get a duplicate tax bill printed. Call 937-547-7365.

When are property taxes due?

Twice a year bills are issued in June/July and January/February. The exact closing date for each collection is on your tax bill.

What if I don't pay on time?

State law requires us to add an automatic 10% penalty. If you think you are going to be late, you may wish to consider paying by credit card, or you may want to talk to someone in the Treasurer's Office at 937-547-7365.

How much tax do I owe?

Call 937-547-7365.

Do you accept a personal check?

We accept personal checks made payable to: Scott J. Zumbrink, Darke County Treasurer. Please make sure you include your Parcel numbers in the memo section of your check.

What are my tax rates?

Call 937-547-7309 for rates in your taxing district or you can download the [Tax Rate Sheet](#).

What is the value of my property?

The County Auditor sets the valuation of your property for tax purposes. Call their real estate division at: 937-547-7308.

What if I wish to challenge the valuation placed on my property?

You have the right to file a complaint with the Darke County Board of Revision. Complaints must be filed by March 31st of each year. Complaint forms are available from the Darke County Auditor's Office. Call 937-547-7308.

What are "Special Assessments"?

They are one-time fees levied by your local government, for improvements such as street lighting, sidewalks, and sewer lines. For more information call the Darke County Auditor's Office: 937-547-7313.

I would like to have a paid receipt for my taxes. What do I need to do?

Please include a stamped, self-addressed envelope with your entire tax bill along with your payment.

I can't remember if I paid my taxes. How can I find out?

Call 937-547-7365.

Do you accept credit cards?

We accept VISA and MasterCard, through Official Payments Corp. www.officialpayments.com
We do not accept Credit Card payments in the office.

What part of my taxes go to my local schools?

Look at the lower **right** hand corner of your tax bill or call 937-547-7317.

My name has been misspelled on my tax bill and/or my name has changed. How do I correct this?

Call 937-547-7365.

How are real estate taxes calculated?

The steps outlined below show how a real estate tax bill is calculated. The calculations used in the example are for a \$100,000 home for tax year 2008; Full tax rates and reduction factors can be found on the tax rate sheet.

1. Determine the assessed value

Formula: (Appraised Value) x 35% = Assessed Value

Example: \$100,000 x .35 = \$35,000

2. Divide (Assessed Value) in half to Calculate Half-Year Tax Bill Amount.

Formula: (Appraised Value) / 2 = Assessed Value (For Half-Year Tax Bill Calculation)

Example: \$35,000 / 2 = \$17,500

3. Calculate the gross tax

Formula: (Assessed Value) x (Full Rate) = Gross Tax (for Half-Year) / 1,000

Example: \$17,500 x 52.10 / 1,000 = \$911.75

4. Calculate the reduction factor credit amount

Formula: (Gross Tax) x (Reduction Factor) = Credit

Example: \$911.75 x .333542 = \$304.11

5. Reduce the gross tax by the reduction factor credit amount

Formula: (Gross Tax) - (Reduction Factor Credit) = Adjusted Tax

Example: \$911.75 - \$304.11 = \$607.64

6. Calculate the rollback credit amount

Formula: (Adjusted Tax) x (Rollback) = 10% Rollback Reduction

Example: \$607.64 x .10 = \$60.76

7. For "Owner-Occupied" Residential Properties, there is an additional 2.5% Rollback on the House, Garage, and land Homesite.

Formula: (Adjusted Tax) x (Rollback) = 2.5% Rollback Reduction

Example: \$607.64 x .025 = \$15.19

8. Reduce Adjusted Tax by Total Rollback for Half-Year Tax Amount.

Formula: (10% Rollback) + (2.5% Rollback) = Total Rollback Reduction

(Adjusted Tax Amount) - (Total Rollback Reduction) = Total Half-Year Tax Amount.

Example: \$60.76 + \$15.19 = \$75.95

\$607.64 - \$75.95 = \$531.69

Half Year Tax Amount: \$531.69 Billed Semi-Annually