

# PRESS RELEASE

The Hendricks County Assessor's Office will be mailing the **2021 Notice of Assessment of Land and Structures (Form 11)** by Friday, April 30, 2021. The assessed value on the Form 11 is the starting point for calculating annual property tax payments which will be due in 2022. **THIS IS NOT A BILL**, but rather a Notice of Assessment change from 2020 to 2021. Your assessment is not static. Assessed values may change when there is new construction, additions, remodeling, land use changes or due to annual adjustments based on market trending.

Every year valid market sales from the previous 12 months are compared to the assessed values. The way we determine the true tax value for the 2021 assessment year is based on market value sales of properties between the dates 1/1/2020 and 12/31/2020. The assessment will go up, down or remain the same depending on the "trend" of the market.

According to local market analysis from Indiana Association of Realtors, the **average** sale price of homes in Hendricks County increased by 10% in 2020. Our internal analysis (the state required ratio study), confirmed the overall market adjustments used. These adjustments ranged between a 4% to 15% increase, depending on the market area. Many of the higher adjustments, that were determined by the ratio study, were thoughtfully decreased in a conscientious effort to minimize the economic impact of the overall increase to the assessments.

**\*\*\*The Deadline to file a 2021 Residential or Commercial/Industrial Appeal is June 15, 2021\*\*\***

If you do not believe that your new assessment is reflective of market value, please do not wait until you receive your tax bill in the Spring of 2022 to file an appeal. An appeal filed in 2021 will be reviewed for the 2021 pay 2022 assessment year. Appeals are year specific, based on the assessment year. Therefore, if you have an appeal on file for a previous year that has not yet been addressed and you believe that the current assessment is not reflective of the current market value, you will need to file a new appeal for the current year. ***Multiple year appeals will be reviewed simultaneously.***

To file an appeal, complete a Form 130, found under Forms on the Assessor's page of the county website at [www.co.hendricks.in.us](http://www.co.hendricks.in.us). Please include any recent sale information, the requested value & the reason for the appeal. If you have a recent appraisal, you may submit a copy for review along with the Form 130.

You may review your Property Record Card, complete the Reassessment Questionnaire and get further information regarding Annual Adjustment, Reassessment and Land Classification from our website. Assessment information may be reviewed by looking at the Assessor's Property Record Card which is located at the top of the Parcel Details page of the county website. From the Home Page, on the left under Quick Links, click on Property Tax. Search either by name, address or parcel number. Click on the Green Parcel Detail Button for tax and assessment information. Assessment information is toward the bottom of the page. A copy of the Property Record Card which will include a sketch of the improvements, as well as details regarding assessment, can be found at the top of the Parcel Details. Click on the Property Record Card Button, second option from the top.