



What We Do!

- Discuss assessed values, answer questions, and dealings with concerns raised by taxpayers.
- Assist homeowners in applying for exemptions for which they are eligible
- Discuss physical characteristics of properties to ensure the appropriate improvements are assessed
- Help property owners in understanding the assessment process

Your Grafton Township Assessor has an important job of determining the fair market value of property within the township (residential, commercial, industrial, farms, and vacant land). The Assessor is responsible for assessing property at 1/3 of the fair market value. Properties are valued as of January 1st of each year. However, the county and the state monitor assessor values so that values throughout the county and state are equitably assessed. When determining the accuracy of values, the township assessors are required by law to consider sales over a 3 year period prior to January 1st of the assessment year. A General Reassessment is required every 4 years by law, however, with such a changing market, all areas of the Township are continually monitored and values are being adjusted if necessary.

The Assessor is also responsible for keeping current records describing the physical characteristics of each property. This ensures all properties are accurately valued based on property amenities, which allows for a fair distribution of the property tax burden among all property owners. Changes to properties are monitored through building permits, sale listing information, and neighborhood reviews. The property transfer declarations (PTAX) are a primary source of sales data.

What We Don't Do!

- The Assessor does NOT create the value of your property. Values are market driven. The Assessor interprets your property's market value using all available sales data and the property's characteristics.
- The Assessor does NOT determine the tax rates
- The Assessor does NOT distribute or collect tax bills