

FOR IMMEDIATE RELEASE

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Carroll County Auditor Explains House Bill 186 - Inflation Cap Credit on 2026 Second-Half Property Tax Bills

CARROLLTON, OHIO – Carroll County Auditor Staci Brady is providing information to help property owners understand the Inflation Cap Credit created in House Bill 186 that is reflected on the 2026 second-half (tax year 2025) real estate tax bill, payable on or before July 31, 2026.

House Bill 186, enacted by the Ohio General Assembly, made changes to Ohio's property tax laws that affect the calculation of certain property taxes and tax credits. As a result, many taxpayers will notice an Inflation Cap Credit on their second-half tax bill.

“Our office understands that taxpayers have questions about the new Inflation Cap Credit appearing on their tax bills,” said Carroll County Auditor Staci Brady. “We want property owners to understand that this credit was established by state law and is calculated in accordance with the requirements of the Ohio Revised Code. The credit is based on the specific characteristics of each parcel, so the amount will vary from property to property. As a result, no two properties will necessarily receive the same credit amount.”

Property owners can review their Inflation Cap Credit by visiting the Carroll County Auditor's website at carrollcountyauditor.us, searching for their parcel, and viewing the detailed tax information associated with their property. The credit will also appear on second-half real estate tax bills as a separate line item titled “Inflation Cap Credit”. The County Treasurer is in the process of preparing tax bills to be mailed.

Frequently Asked Questions

Why do I see an Inflation Cap Credit on my tax bill?

House Bill 186 created a property tax credit that is reflected on eligible second-half real estate tax bills. The credit was calculated in accordance with Ohio law and applied during the preparation of your tax bill. For many property owners, this credit reduces the amount due on the second-half tax bill.

Did House Bill 186 change my property's value?

No. HB 186 did not change your property's appraised value. Property values are established through Ohio's appraisal and update process. The legislation changed certain tax calculations and credits—not the value of your property.

Why is my credit different from my neighbor's?

The Inflation Cap Credit is calculated using parcel-specific information required by Ohio law. Factors such as taxing districts and other statutory calculations determine the amount of the credit. Because every property is different, the credit amount may vary from parcel to parcel.

Can I view the credit online?

Yes. Property owners may visit the Carroll County Auditor's website, search for their parcel, and review detailed tax information, including the Inflation Cap Credit that will be appear on the tax bill.

What if I already paid my second-half property taxes?

If you paid your second-half property taxes before the Inflation Cap Credit was applied, you do not need to take any action.

Any overpayment resulting from the Inflation Cap Credit will automatically be carried forward and applied as a credit toward your 2027 first-half (tax year 2026) real estate tax bill. The credit will appear on your tax account and reduce the amount due on your next tax bill.

Who determines my property taxes?

Property taxes are based on:

- Your property's appraised value.
- Tax levies approved by local voters.
- Tax rates certified in accordance with Ohio law.
- State-mandated tax reduction factors and credits, including those enacted through House Bill 186.

The Carroll County Auditor's Office administers these calculations in accordance with Ohio law but does not establish tax rates or determine which tax levies are submitted to voters.

Questions?

Property owners with questions regarding their property tax bill or the Inflation Cap Credit are encouraged to contact the Carroll County Auditor's Office:

Carroll County Auditor's Office

119 South Lisbon Street, Suite 203

Carrollton, Ohio 44615

Phone: (330) 627-2250

Additional property information is available online at carrollcountyauditor.us.

About the Carroll County Auditor's Office

The Carroll County Auditor serves as the county's Chief Fiscal Officer, Chief Assessor, Payroll Officer, and Sealer of Weights and Measures. The Auditor's Office is responsible for maintaining property records, administering Ohio's property tax system, and providing fiscal oversight for county government.