

WHAT IS THE OVERAL REVAL PROCESS?

The Ohio Revised Code (**5713.01**) requires all County Auditors to conduct a revaluation of all real property by State of Ohio Tax Commissioners Office, specifically the Ohio Department of Tax Equalization. We review the property for new construction, demolition, changes in condition of the property or other renovations that affect the property value. Sales near the property are reviewed as well. We use arial photography to view the property and identify changes. We visit the property if necessary. We run a sales ratio report for the neighborhood (Auditor Value/Valid Sale Amount) which tells us the value trend in the neighborhood is either positive or negative. State reviews our tentative numbers (what we are looking at today) and approves or asks for revisions. We conduct informal reviews. Once we make all adjustments after the informal reviews, we resubmit to the Tax Commissioner's Office for final approval. Once the final numbers are approved, the Tax Commissioners Office calculated the levy rates and sends to the County completing the process.

WHY IS MY VALUE GOING UP?

Either new construction, demolition occurred since the last valuation happened or the **Sales trend in your neighborhood indicates a change in value.**

HOW DID YOU GET TO THIS VALUE?

Depends on whether this is a sales related increase or new construction.

HOW WILL THIS AFFECT MY TAXES?

We will not know the exact impact on the tax bills until this process is completed, sometime mid to late December. Usually percent increase in value does not generate the same percentage increase in the tax bill. **NOTE: Your taxes could be impacted by new ballot issues that are approved in November and for at least 3 school districts the settlement of the Nexus Pipeline Value Issue.**