The Reappraisal Process
FACT SHEET

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Setting a time to provide feedback about your property valuation

During a reappraisal process, some property values go up; some go down; and some stay the same. Taxes are mainly determined by voters approving tax levies. With the reappraisal, it does not necessarily mean taxes will increase the way the valuation increased. When thinking about the valuation, some may want to provide feedback about their valuation.

When providing feedback about your property valuation, some questions to consider are:

- Do you feel an error has been made in your appraisal?
- Do you feel the appraised value is more than what the property would sell for?
- Do you feel the appraisal missed something that might lower the valuation?

Property owners can appeal valuations informally or formally. Informal meetings give homeowners opportunity to meet with an appraiser and correct any mistakes or raise any questions.

Property owners also have a formal appeal route. "Board of Revision" complaints must be filed by March 31, and there are specific rules surrounding this process.

The Reappraisal Process

Because market values change over time as properties are bought and sold, Ohio law requires each home in the state go through a reappraisal process every six years. In addition, every three years, the appraisal is updated. There are six general steps in the reappraisal process:

1. **Collection** – With reappraisals that happen every six years, the County Auditor contracts with a state registered appraisal firm to update property characteristics over approximately a two-year period. These appraisers evaluate property characteristics, such as land size/type, building size, age, condition, room counts, and other data.

2. **Analysis** – The County Auditor's office takes care to ensure property information is correct and that each property is assessed in a fair and uniform manner. The office works to establish neighborhood boundaries then looks at historic trends and actual sales over the last three years within these boundaries to determine the estimated fair market value of properties.

3. **Setting** – The estimated fair market value is used as the gauge when valuing property and setting the appraisal. Fair market value is defined as the most probable price each property would be estimated to sell for in an open market between a willing buyer and a willing seller, neither being under any pressure to buy or sell, and all parties having full knowledge of all relevant facts about the property.

4. **Feedback** – When the County Auditor announces the completion of property valuations, notices are sent to homeowners and all records are made available for public inspection. Homeowners who have questions or concerns about their valuation may arrange a face-to-face meeting with a representative of the County Auditor to discuss their valuation. Homeowners are requested to submit documentation for any requested change.

5. **Review** – Once the valuations go through the feedback process, they are sent to the state for review and validation. The state has the authority to request that each county modify their valuations if deemed necessary.

6. **Finalization** – When the County Auditor completes the property valuations, records are made available for public inspection.

To set up a time to provide feedback about your property valuation, contact the County Auditor's Office at (740) 652-7030.

To learn more, go to: https://www.co.fairfield.oh.us/auditor