FAIRFIELD
COUNTY · OHIO
AUDITOR

Do you want a meeting to discuss your property value?

To schedule a meeting, please visit https://realestate.co.fairfield.oh.us/ to view available appointment types, locations, and times. You will be able to discuss your 2025 property valuation with an appraiser.

In Person

Wednesday, July 30th
12:00 p.m. — 7:45 p.m.
Fairfield County Records Center
138 W Chestnut St, Lancaster Ohio 43130

Thursday, July 31st
12:00 p.m. — 7:45 p.m.
Pickerington Library
201 Opportunity Way, Pickerington Ohio 43147

Wednesday, August 6th
12:00 p.m. — 7:45 p.m.
Fairfield County Liberty Center
951 Liberty Dr, Lancaster Ohio 43130

Thursday, August 7th
12:00 p.m. — 7:45 p.m.
Pickerington Library
201 Opportunity Way, Pickerington Ohio 43147

In Person / Phone

Tuesday, August 12th — Wednesday, August 13th — Thursday, August 14th

Tuesday, August 19th — Wednesday, August 20th — Thursday, August 21th

Tuesday, August 26th — Wednesday, August 27th — Thursday, August 28th

Tuesday, September 2nd — Wednesday, September 3rd — Thursday, September 4th

9:00 a.m. — 3:45 p.m.
Fairfield County
Auditors Office
108 N High St
Lancaster Ohio 43130

If you have questions or need assistance scheduling a meeting, please call (740) 652-7054

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How does a taxpayer prepare for a meeting about property valuation?

Taxpayers are encouraged to bring with them relevant information to support their ***opinion of the fair market value of the property.*** During the process, appraisers can only make changes to the ***property values***. They cannot change tax rates or tax amounts due.

What might support a change in value?

- The information contained within the property records is inaccurate.
- The property has had documented damage in the last 3 years.
- The property has been sold on the open market or an appraisal has been completed by a certified appraiser, and based on this, there is evidence that an adjustment is needed to the valuation.
- Similar properties nearby have recently sold for prices which differ from the property valuation.

Are there certain arguments that are not helpful in showing fair market value?

Yes, there are certain arguments that cannot be accepted to show fair market value.

While we can consider arguments based on ***recent sales*** of similar properties, we cannot consider arguments based on ***valuations*** of other properties.

It is important to keep in mind that the ***property valuation,*** not the amount of taxes owed, is the subject of the meeting. The appraisers cannot directly change the amount of taxes owed; however, if a meeting results in a change to a property valuation, taxes will be calculated accordingly.

Scan this QR code to view a video explaining the role of appraisers.

Scan this QR code to view a video explaining how real estate property taxes are calculated in Ohio.

Scan this QR code to view a video explaining the Board of Revision.

These videos can also be viewed on our website!
www.co.fairfield.oh.us/auditor