



Mass Reappraisal Process

- All county auditors in Ohio are **required by state law** to update the value of all properties by conducting a reappraisal every six years (Ohio Revised Code section 5713.01).
- This is an effort to **accurately reflect property value changes** in the current real estate marketplace.
- The **Ohio Department of Taxation makes the final determination** as to whether updated property values determined by the Auditor are accurate and acceptable.

Data is collected from multiple sources to establish updated property values, including:

- **Recent home sales** in the neighborhood – this is one of the most significant factors
- **Neighborhood data** such as infrastructure quality and proximity to community amenities and resources is another important measure used by appraisers in determining home value
- A **visual exterior inspection** of the condition of the property relative to other properties in the neighborhood is conducted to determine **physical characteristics** such as age, condition, and recent home improvements which will also affect appraised value

All data collected is then aggregated to re-establish baseline Auditor property valuations and ensure each property value countywide aligns with the current housing market.

Property Value Reviews

Property owners who felt their Auditor's valuation needed adjustment were given the opportunity to participate in a Property Value Review, where they could **submit documentation in support of a value change** as well as **have a discussion with a member of the Auditor's office appraisal team**. These Property Value Reviews were held both virtually as well as in-person at 11 different locations across Franklin County.

The office conducted more than 10,000 Property Value Reviews during the month of September. Approximately 3500 were in person, more than 3800 were virtual and there were approximately 2800 property owners who chose to submit documents for review in lieu of a meeting.

For those who participated in a Property Value Review, a **final value letter was sent via the USPS in December.** Final Values are also published on the Franklin County Auditor's Office website.

If a property owner did not submit documentation or participate in a Property Value Review, their Auditor's valuation automatically became their final value in December.



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How does the Appraised Value affect Property Taxes?

- Your property taxes are equal to the **taxable value of your home multiplied by your effective tax rate** (also known as your taxing district).
- Ohio law states that the **taxable value of your property is 35% of the appraised value of your home set by the county auditor**. That means if your home is valued at \$150,000 by the county auditor, your taxable value would be \$52,500.
- **Most taxes are based on voter approval**. There are established at the ballot box through your taxing district. Your **effective tax rate is unique to your taxing district** and to what you and your neighbors have approved when voting on levies and bonds.
- Visit the levy estimator to see how levies affect your property taxes following voter approval in the November election at FranklinCountyAuditor.com/LevyEstimator

Countywide Property Tax Estimates

- Property values across Franklin County rose on average approximately 40% following the 2023 Mass Reappraisal
- For Class 1 (All residential and agricultural) properties, the pre-levy property tax increase was 6.12%
- The voter-approved levies added an additional 6% of tax across Franklin County.
- Countywide, on average, this translates to approximately an additional 12% in property tax.

Visit the Value of Your
Vote levy estimator



For the average Class 1 property in Franklin County (calculated at \$186,287 in 2022 and at \$259,378 in 2023) this equates to an average change of \$279 pre-levies and an additional \$267 post levies for a total tax increase of \$546.

Franklin County Board of Revision

- Property owners who disagree with their updated Auditor's value are encouraged to pursue a Franklin County Board of Revision hearing (BOR) beginning November 9.
- The BOR hears complaints on the market value of your property and can adjust the value based on presented evidence.
- Please keep in mind, the BOR hears complaints about property values, not the tax dollars you pay.
- For more information, visit: FranklinCountyAuditor.com/real-estate/board-of-revision

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