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Client Alert: Take the First Step to Manage Your Ohio Real Property Taxes

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The State of Ohio requires county auditors to reappraise properties for tax purposes every six years and update those values in the middle of that cycle. The auditors for several Ohio counties, listed below, are currently working to meet this obligation.

Although most of these auditors have indicated that they expect overall reductions in valuations, property owners need to review their assessments on a property-specific basis to determine if they are truly reflective of market value. Many of the auditors will be notifying property owners in the mail of the proposed new tax valuations and holding informal meetings to review those valuations prior to finalizing the assessed values.

Given the challenge of re-valuing all properties in a county, it can be difficult for the local auditor to fully understand specific challenges facing a property. These reviews allow the auditors to get the assessment right the first time and make sure that property owners are paying their fair share of the tax burden.

While valuations can be discussed in any county, the following counties are required to reappraise or update the tax values of properties in their county:

Reappraisal Counties:

Update Counties:

Auglaize

Clinton

Ashland

Knox

Darke

Defiance

Ashtabula

Madison

Delaware

Franklin

Athens

Montgomery

Gallia

Geauga

Butler

Noble

Hamilton

Hardin

Clermont

Summit

Harrison

Henry

Fulton

Wayne

Jackson

Licking

Greene

Mahoning

Mercer

Morrow

Perry

Pickaway

Pike

Preble

Putnam

Richland

Seneca

Shelby

Trumbull

Van Wert

Wood

Vorys has significant experience in analyzing real property tax assessments and securing real property tax savings.

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