

Dear Washington County,

As County Auditor, I oversee the property revaluation process, and the time has come for property revaluation letters to go out, and many readers have probably gotten them already. The purpose of those letters is to simply inform the public of property value changes. Property values have increased substantially due to a robust housing market between 2020-2022. The increases in values have resulted in some questions and concerns, specifically regarding taxes.

One of the biggest questions pertains to the Auditor's office role in setting tax rates. The Auditor's office does not set tax rates. Tax rates are determined by a number of factors, including the voting public. Ultimately, the Ohio Department of Taxation establishes the effective tax rates.

Below, I've addressed additional common questions and concerns my office receives during revaluation periods.

**What is a revaluation?**

The state requires that every six years the County Auditor reappraise every parcel of real estate in the county at fair market value. The current revaluation cycle began in the summer of 2020.

**What is fair market value?**

Fair market value equates to what a property owner could expect to get if one were to put the property up for sale. The housing market is a significant factor in determining fair market value.

**How are new market values established?**

An appraisal company contracted by the County Auditor visits the property and records property characteristics, such as building materials, age and condition, as well as by analyzing valid property sales for the last three years. This data determines whether values increase or decrease, and by how much.

**How might new property values influence my property taxes?**

Tax rates change every year, making it difficult to predict. Typically, the Auditors' office does not get those tax rates until the middle to end of December. I realize that is frustrating.

**When will I know how much my property taxes will be for next year?**

Typically, that information is available by the end of December or beginning of January.

**Where can I go for additional information?**

To obtain more information concerning the home valuation process, you can visit [www.YourHomeYourValue.org](http://www.YourHomeYourValue.org), a website developed by the County Auditors Association of Ohio to aid individuals in understanding the home valuation process.

If you would like to know the current value of your property, you can go to the Washington County Auditor's Office website, [www.washingtoncountyauditor.us](http://www.washingtoncountyauditor.us), and search for your property by owner's name, address, or parcel number.

**What steps are available to me if I feel my property has been misvalued?**

We are scheduling appointments with the appraisers between October 31 and November 10. You can call the Auditor's Office to make an appointment: 740-373-6623, ext: **2142**. If, after reviewing the value with the appraiser you are not satisfied, a formal complaint may be filed with the County Board of Revision after January 1, 2023. A complaint may be filed until March 31, 2023 and will be responded to with a review and possibly a hearing.

Again, the task given to this office is to reflect property values, not to artificially inflate or arbitrarily set them. Our goals continue to be that your property value is fair and equitable and to provide you with accurate information regarding your property.