

Ohio counties begin revaluation process for 2011 real estate taxes to be paid in 2012

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Don't miss your informal review opportunity

41 counties in Ohio are sending out tentative value notices to property owners in the coming months. You may have a commercial property that is overvalued.

These tentative values, once certified, will establish the basis for the property's real estate taxes for the next three years. After receipt of the notice, owners will have an opportunity to meet informally with county valuation staff to present information relevant to the property's value, including seeking reductions in valuation.

These informal value review meetings are an important part of the appeal process and can save time and the costs of filing a formal appeal next year with the Board of

Revision. Although filing a formal complaint with the Board of Revision is always an option, many taxpayers find that with appropriate guidance and assistance, the informal process can be productive and result in a decrease of property valuation without the need for engaging counsel to file and prosecute a formal complaint.

The counties currently that are in the revaluation cycle for 2011 taxes (to be paid in 2012) are as follows:

- Ashland
- Ashtabula
- Athens
- Auglaize
- Butler
- Clermont
- Clinton
- Darke
- Defiance
- Delaware
- Franklin
- Fulton
- Gallia
- Geauga
- Greene
- Hamilton
- Hardin
- Harrison

- Henry
- Jackson
- Knox
- Licking
- Madison
- Mahoning
- Mercer
- Montgomery
- Morrow
- Noble
- Perry
- Pickaway
- Pike
- Preble
- Putnam
- Richland
- Seneca
- Shelby
- Summit
- Trumbull
- Van Wert
- Wayne
- Wood

If you own real property in Ohio, and would like to discuss your real property tax assessment, please contact Phil Hartmann, co-chair of SZD's Public Law Group, at 614.462.4941 or phartmann@szd.com for a no-charge review of your value notice.

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