



# 2023 PROPERTY REAPPRAISAL GUIDE

WHAT YOU SHOULD KNOW FOR THE 2023 REAPPRAISAL PROCESS

## THE 2023 PROPERTY REAPPRAISAL

Ohio law requires the county auditor to update all property values countywide every three years to reflect recent changes in the marketplace. The 2023 reappraisal involves a visual exterior inspection of each property throughout Franklin County. Notice of your tentative values will be mailed in August 2023.

- Step 1:** Open the tentative values mailer you will receive in August.
- Step 2:** Ask yourself, "Do I think this value is accurate?"
- Step 3:** If you answer "yes", **STOP!** You don't need to do anything else. This value will be used to calculate your property taxes payable in 2024.

If you answer "no", visit the Know Your Home Value website to learn more about your property's value and schedule time to speak with the Auditor's office about your value at a Property Value Review session in September.



AUGUST 2023

NOTICE OF  
PROPOSED  
PROPERTY VALUES

SEPTEMBER 2023

PROPERTY  
VALUE  
REVIEWS

DECEMBER 2023

PROPERTY  
VALUES  
FINALIZED

## How is my property value determined?

The 2023 property reappraisal involves a **visual inspection of the outside conditions of a property** relative to other properties in the neighborhood and other characteristics. Additional characteristics used to establish property values include:



**Recent home sales** in your neighborhood are one of the most significant factors.



**Neighborhood data** is an important measure used by appraisers in determining home value.



**Physical characteristics** such as age, condition, and home improvements will also affect market value.

## Will the reappraisal affect my taxes?

Maybe. The process is not created to increase or decrease taxes; however, it may affect your taxes. The Franklin County Auditor's Office is statutorily required to carry out the reappraisal and aims to complete the most **accurate and fair property assessment** possible.

As you may know, taxes are established at the ballot box through your taxing district based on voter approval. Tax district information can be found at [www.franklincountyauditor.com/real-estate/property-tax-rates](http://www.franklincountyauditor.com/real-estate/property-tax-rates).

Additional information about your property's tentative value and how it could affect your taxes, including a Property Tax Estimator and neighborhood comparison mapping tool, can be found on the Know Your Home Value website beginning August 8th, 2023.

For more information about the reappraisal, go to  
[www.franklincountyauditor.com/KnowYourHomeValue](http://www.franklincountyauditor.com/KnowYourHomeValue),  
contact us at (614) 525-HOME (4663),  
or email [auditorstinziano@franklincountyohio.gov](mailto:auditorstinziano@franklincountyohio.gov)