



Neighborhood Survey – Frequently Asked Questions

Why is the Franklin County Auditor’s Office (FCAO) asking me to complete this survey?

Your participation in this survey will help make the upcoming 2023 sexennial property reappraisal of all Franklin County property the most accurate and impartial it has ever been.

How does taking this survey make the reappraisal process more accurate?

Your Franklin County Auditor’s office in-house and vendor appraisers use a variety of techniques to determine how to value neighborhoods but are often appraising neighborhoods that are new to them. Comparing their work with the opinions of those who live in the neighborhood will help identify any necessary adjustments to the appraisers’ opinions.

How will the information I provide be used?

At the close of the survey period in March of 2023, your Franklin County Auditor’s office will compare the survey responses from across Franklin County on a neighborhood-by-neighborhood basis to the appraisers’ opinions. If there are significant differences between the two areas, the Franklin County Auditor’s office staff will conduct a thorough review to ensure accurate property appraisals. If necessary, they will make changes to bring neighborhood home values more in line with the opinions of the people who live there.

Are there any right or wrong answers to this survey?

No, there is no right or wrong answer to this survey. The Franklin County Auditor’s office is simply looking for you to provide us with your opinion about how you see your home and neighborhood.

The Auditor’s office is hoping this survey will capture some of what it feels like to live or own property where you do within Franklin County. For different resources or amenities asked about, this can mean they are truly within your neighborhood or as accessible as you would like them to be. The Auditor’s office is looking for answers about how you feel about the property and the area surrounding it. Our office uses technical appraisal neighborhoods that consider the location of the property, but also the size, structure, and condition of the homes on the property. Several appraisal neighborhoods may be within what you would consider your neighborhood.

Why do you need my address?

During the 2023 reappraisal, the Franklin County Auditor's office looks individually at each property in Franklin County. To apply the results of the survey, the Auditor's office must line this up with the information already linked to the property address and location. You can look up what information is available about your property through the [property search](#) at www.franklincountyauditor.com. The results will be linked to location but not to you individually since no names or other contact information are collected as part of the survey.

Why are renters being asked to complete this survey?

Because the aim of this survey is to capture how Franklin County residents feel about their neighborhoods, the Auditor's office is asking all neighborhood residents – renters included – to provide their opinions. Even though renters do not own their properties, gathering the opinions of everyone who lives in a particular neighborhood will allow your Franklin County Auditor's office to obtain the most accurate snapshot possible. This input will allow your Auditor's office to assign the most accurate updated property values possible after the 2023 reappraisal to all properties in your area. Accurate property values are important not only to those who own their homes but also to those whose monthly rent may adjust because of reappraisal-related property value changes.

How did the Auditor's office decide what questions to ask?

The survey questions are based on the kinds of data appraisers use to evaluate a neighborhood. These questions were designed to be able to compare to the values assigned by the appraisers that measure what it is like to live in a neighborhood. Local amenities, community, and overall quality of life are important factors but are hard to objectively measure. Having residents' answers to the same questions appraisers have will help ensure that the results best reflect the real experience and improve the reappraisal.

Will participating in this survey have any effect on the eventual valuation of my property once the 2023 sexennial property reappraisal has concluded?

The survey results are only one of many factors considered when setting the valuation for your property. It is possible that your answers, combined with those of your neighbors, could cause some change in your property value so it better reflects fair market value. This survey will not be used to change information about your individual home's value.

How does property value impact my property taxes?

Your property value plays an important role in determining your property taxes. This is because your property taxes are calculated by applying your tax district's tax rate to your property's appraised value and accounting for any tax credits or incentives to which you are entitled such as the Homestead Credit, Owner Occupied Credit, or a tax abatement, among others. Therefore, a change in your property value, tax rate, and/or tax credit or incentive status could impact your property taxes.

Under Ohio law, the role of our office in this process is to appraise property values for the purpose of tax assessment and to administer the incentives referenced above. However, our appraisers do not lower or raise property values to lower or raise property taxes. Rather, our goal is to establish fair and accurate values based on property characteristics, real estate market activity, and other relevant factors.

When it comes to increasing or decreasing property taxes, the power lies with the voters to approve or disapprove of property tax levies placed on the ballot. This means that a levy approved by the voters authorizes a specific increase in the overall tax revenue collected within the voters' tax districts. Both the voter-approved levies and the total valuation of property within each tax district are then used by the Ohio Department of Taxation to calculate the tax rates throughout Franklin County.

 **I think the Auditor assessed the valuation of my property is incorrect. What can I do?**

If you feel that the Auditor's appraised value of your property does not accurately reflect its true value, you may dispute the valuation by filing a complaint through the Franklin County Board of Revision (BOR). The BOR is comprised of the county auditor, treasurer, and president of the board of county commissioners or their representatives. Filing a complaint allows property owners to schedule a hearing before the BOR or participate the Auditor's mediation program to share what you as the property owner feel the proper value should be. Through the BOR process, you may present information such as recent appraisals or current sales data for similar properties in your neighborhood to support your complaint.

For additional information about the Board of Revision, please visit our BOR webpage here:

<https://www.franklincountyauditor.com/real-estate/board-of-revision>

A property owner can file a complaint with the Board of Revision by completing the Complaint Against the Valuation of Real Property (DTE 1) form and emailing it to BOR@franklincountyohio.gov, faxing it to 614-525-6252, or mailing it to Franklin County Auditor, Board of Revision, 373 S High St, 20th Floor, Columbus, OH 43215. Alternatively, you may electronically file your complaint through the online eFiling portal here:

<https://www.franklincountyauditor.com/real-estate/board-of-revision>. Additional complaint forms related to the Board of Revision can also be obtained through the online Form Center.

Complaints can be filed with the BOR between November 30 and March 31.