



AUDITOR'S OFFICE
COUNTY OF CARROLL
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2022 Triennial Press Release

As of September 30, 2022, Carroll County has completed its work on the 2022 triennial update. Ohio Law (Ohio Revised Code 5713.01) requires an update to be completed on the third year of the six-year reappraisal cycle.

Auditor Lynn Fairclough says her office was required to update the market value of all residential property in the county and then submit those values to the Ohio Division of Tax Equalization (ODT) for approval. The updated values have been submitted, they have been approved and they are now available on the auditor's website.

Based on a study and analysis of the 2019-2021 sales, ODT initially required an increase of 23% to all residential properties. After sharing her analysis, Auditor Fairclough was able to get ODT to allow an increase of 20.5% to all residential properties. Once ODT has issued the increase that they have determined needs to be applied, the County Auditor must comply or the school and other entity's funding will be in jeopardy. The Board of Tax Appeals has upheld that the tax commissioner shall make sales-assessment ratio studies of sales and assessments of real property for the purpose of determining the common level of assessment of real property within the counties pursuant to section 5715.19 of the Revised Code and for the purpose of equalization.

Valid residential home sales drive the market value, and real estate sales in Carroll County have consistently exceeded the listed market value. The current update involves a study and analysis of sales that have taken place in the past three years to determine whether a change in market value has occurred since the last Reappraisal in 2019. It is not designed to increase taxes, but to keep property values uniform with the marketplace.

Most people will want to know the impact of these updates on their real estate tax bill. An increase in a property's fair market value does not increase the amount of property taxes at the same rate. There are many other factors that compile a tax rate, including any new or renewal levies that are passed at the next election. Also, when property values increase, House Bill 920 kicks in to lessen the impact. **The 20.5% increase DOES NOT mean taxes will increase by that percentage.** House Bill 920 will adjust the effective rates applied to calculate tax. However, the effective rates cannot be adjusted until after the November election, and the county does not typically receive those rates from ODT until late December. **Therefore, the Auditor's office will not be able to provide any property tax estimates until the tax rates are issued by ODT in December.**

Please see the attached Frequently Asked Questions to help you further understand this process. As always, please contact our office with any questions or concerns, but please remember, we cannot offer tax estimates until after the rates are certified in late December.