

Dear Property Owner,

My office has now completed the State-mandated 2019 Sexennial Reappraisal.

Within this brochure we have attempted to answer some of the more commonly asked questions about the reappraisal process. Additional information is available on our website at www.medinacountyauditor.org.

Should you have specific questions about the reappraisal, I encourage you to contact me at a special address designed just for that purpose: www.medinacountyauditor.org/reappraisal.htm

My office and I will attempt to answer any questions as expeditiously as possible.

We have scheduled informal hearings in your area to address any concerns you may not be able to address via our website. The times and locations are printed on your individual reappraisal card as well as on the back of this brochure.

If you have questions that cannot be answered by accessing our website, please call my office at 330.725.9753 or 844-722-3800, ext. 9753 or 9758. Our office hours are 8:00 am - 4:30 pm Monday through Friday.

The reappraisal of Medina County is a three-year process. I want to thank you for your assistance and cooperation throughout this State-mandated program.

Sincerely,



Mike Kovack, Medina County Auditor

Informal Hearing Schedule

Chatham Twp. Community Center

6306 Avon Lake Road • Spencer, OH

August 28, 2019

11:00 am - 7:00 pm

Brunswick Library

3649 Center Road • Brunswick, OH

September 4, 2019

1:00 pm - 8:00 pm

September 5, 2019

11:00 pm - 7:00 pm

Wadsworth Library

132 Broad Street • Wadsworth, OH

September 11, 2019

11:00 am - 7:00 pm

September 12, 2019

10:00 am - 6:00 pm

Medina County Administration Building

144 N. Broadway St., Room 302,
Medina OH

September 17, 2019

8:00 am - 8:00 pm

September 18, 2019

8:00 am - 8:00 pm

September 19, 2019

8:00 am - 8:00 pm

September 24, 2019

8:00 am - 8:00 pm

September 26, 2019

8:00 am - 8:00 pm

Auditor's Office Hours:
Monday-Friday, 8 am - 4:30 pm



Medina County Auditor's Office

*Important Information
Regarding The Reappraised
Value Of Your Property*



Mike Kovack
Medina County Auditor

COUNTY ADMINISTRATION BUILDING
144 N. Broadway St., Room 301
Medina, Ohio 44256

330-725-9753
844-722-3800, ext. 9753 or 9758

www.medinacountyauditor.org

WHY WAS A REAPPRAISAL CONDUCTED?

Every county auditor in Ohio is required by State law to conduct a reappraisal of all real property every six years. This is the largest continuing project any county in the state conducts. State law requires each parcel of property in the county (almost 82,000) be physically viewed on site to verify that the facts listed in the property records of the auditor are as up to date and accurate as possible. My office has now updated the 2019 property values to reflect sales trends from 2016, 2017 and 2018. These values will be effective for 2019 tax year, payable in 2020.

HOW ARE VALUES DETERMINED?

The State has analyzed every sale occurring in Medina County over the past three years. They compare “valid” sales to the auditor’s appraised values and determine what percentage increase or decrease must occur to “equalize” Medina County’s values with those in the rest of the state. The State gives more weight to recent sales. Valid sales are those between an informed & willing seller and an informed & willing buyer. Sales of repossessed or foreclosed properties, as well as certain other sales (between family members, with special financing, etc.) are not considered valid sales by the State.

WHAT IS MARKET VALUE?

Market value is that amount for which a property would sell in the open market between an informed and willing seller and an informed and willing buyer.

Physical characteristics such as age and condition, square feet of living area, size of property, finish in basement, presence of outbuildings and number of baths will affect market value. Quality of construction also affects market value.

Even if a home has not been on the market for many years, or has never been on the market, its new value will reflect recent sale prices of similar homes in the same area.

Location is significant since properties can have the same physical characteristics but different values because of their location. Property is worth what someone will pay for it, and market conditions may vary in different locations.



HOW DO I KNOW IF MY VALUE IS CORRECT?

During this three year update we assigned values to almost 82,000 parcels without going inside any of them. Because of this I strongly encourage you to review your value. As stated earlier, Ohio law requires the County Auditor to appraise your property based on fair market value. An easy way to check this is to ask yourself if you could sell your property for the appraised value. If your answer is “yes” or “I think I could sell it for more”, then you should be satisfied with your appraised value. Do nothing.

If you are not sure what your property would sell for, there are several things you can do. First, go to our website, www.medinacountyauditor.org. Click on the “Real Estate Transfers” drop down menu and then click “Transfer Search”. You may want to enter a date range to reflect 2016 through 2018 sales and then scroll down to “Street Location” and enter your street name (don’t put “street”. “st”. “ave”. etc. just the street name) and then click “Search”.

Because location is the most important part of determining real estate value, always check sales on your own street first. If you don’t find any houses that sold on your street in 2018, check sales for 2017, 2016 and even 2019. If you still find no sales, check surrounding streets.

If a property was transferred from a bank it may not be considered a sale from a “willing seller.” The sale may still be considered, but may be given less weight than an “open market” sale. Find your best 3-5 “comparable sales” and, assuming the acreage is similar, calculate the “price per sq. ft.” (Sales price divided by square feet) for each sale and compare it to your own “price per square feet” (appraised value divided by square feet) to see if you are lower or higher than the comparables. This is a simple way to get an idea of values.

REMEMBER, there are normally adjustments that need to be made to sales to make up for differences between your house and the comparable (age, condition, finished basement, location, etc.). This ensures you are comparing “apples to apples.” For example, if a house very similar in all aspects to yours, except it does not have the 1400 square foot barn your house does, sells for \$175,000 you would have to add the value of the barn to the \$175,000 to estimate your value.



HOW WILL THIS AFFECT MY PROPERTY TAXES?

The auditor CANNOT AND DOES NOT raise your property taxes. The taxes you pay are determined by the budget set by your local governments and by the tax levies authorized by voters in your community. Ohio law requires that as property values increase due to reappraisals (inflation), voted tax levies (outside millage) are “rolled back” so that the same amount of tax monies are collected as when the levy was originally passed. The only increased revenue taxing districts receive from voted levies is from the added value of new construction. This same process works in reverse.

As property values decrease due to a recession, voted tax levies (outside millage) may “roll up” so that the same amount of tax monies are being collected as when the levy was originally passed. There are approximately 10 (ten) mills of unvoted levies (inside millage) in each district that do not change as property values increase or decrease.

The State issues the final effective tax rates for the County. The auditor’s office does not receive these tax rates from the State until late December. Until that time we cannot tell what anyone’s exact taxes will be.

HOW CAN I DISCUSS MY VALUATION?

The easiest way to have a question about your appraisal answered is by going to www.medinacountyauditor.org/reappraisal.htm. There you will find a form to submit any questions or concerns. This will be the most expeditious way to have your concerns addressed.

We have also scheduled 10 informal hearings where you may speak to a deputy auditor or Auditor Kovack regarding any questions about your property. At the informal hearings you may bring in any information you think is relevant to your property value. I would strongly encourage you to review sales on our website prior to attending one of these hearings.

You may also call our office at any of the following numbers Monday through Friday, 8:00 am to 4:30 pm: 330-725-9753 or 844-722-3800, ext. 9753 or 9758.

HOW DO I APPEAL?

If you are not happy with the outcome of your informal review, you have the right to appeal your property valuation to the Medina County Board of Revision between January 1st and March 31st, 2020. The form required, along with instructions, is available at www.medinacountyauditor.org. Click on the Real Estate link, then select Board of Revision.