

Ohio Property Revaluations in 2021

Revaluation is the process where the local property tax assessor will assign an updated taxable value to real property as of a certain date to determine your property taxes. Every six years, all counties in Ohio undergo a complete revaluation, however, during the three-year interval between reappraisals, the counties “update” their property values.

A primary objective of a revaluation is to adjust and equalize property values to reflect changes in the marketplace since the last valuation. Since property values do not change uniformly, some values will go up, some stay the same and some will have gone down since the last revaluation. Notices of value are generally issued in the late summer/early fall of the year being revalued.

Paradigm has an experienced team of tax professionals in Ohio that will assist you through the entire revaluation process, from reviewing the new tentative values and negotiating with the county auditor prior to the value becoming final. It is important to keep abreast of the most up-to-date county information regarding the revaluation schedule, public hearings, notifications from the county regarding not only a change to your property’s taxable value, and available property tax exemptions. If the final value does not accurately reflect the market value of a property, we can file a formal appeal with the county by the March 31, 2022 deadline and present evidence to the county that a different value is more appropriate. After the process, we will make sure any value change is reflected on the county’s records, and the appropriate refund/credit for overpayment of taxes is processed. Our tax experts are ready to put our extensive experience and resources to work on your behalf to make sure your property taxes don’t increase in 2021 as the result of a revaluation.

The following Counties are scheduled for revaluation in 2021

Allen	Huron	Stark
Belmont	Jefferson	Vinton
Brown	Lake	Warren
Coshocton	Lorain	Williams
Crawford	Lucas	
Cuyahoga	Morgan	
Erie	Muskingum	
Fayette	Ottawa	
Guernsey	Portage	
Highland	Sandusky	

MEET OUR OHIO REVALUATION EXPERT



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With over 9 years of Property Tax experience Samantha Crowne, our local Managing Consultant, is ready to assist you in taking on your revaluation needs.