

# Property Tax Guidelines Ohio

## Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	December/January and June/July
<i>Assessment Cycle</i>	Reappraisal or update every three years
<i>Valuation Notice</i>	Valuation notices from July through November of the reappraisal/update year
<i>Appeal Deadline</i>	Informal reviews are held in the summer and fall (during reappraisal/update years) prior to the formal BOR appeal deadline on March 31st.



## ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

## Who is assessing?

County Auditor

## How is the assessed value determined?

In Ohio, commercial real estate is assessed at 35% of market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

## Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. In addition, Ohio law also permits school districts to file over-valuation complaints, which are common after a property has sold. In many cases, a counter-complaint is recommended.

## What are the levels of appeal?

Board of Revision (BOR)  
Board of Tax Appeals (BTA)

