

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.

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)



ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

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