

2018 TRIENNIAL UPDATE

By State Law the Guernsey County Auditor is responsible for the valuation of real estate. Provided in ORC 5715.24 the county auditor must physically reappraise each parcel of property every six years, referred to as the "Reappraisal", and update the information every three years, known as the "Triennial Update". **During the 2018 Triennial Update value cycle, the Ohio Department of Taxation required a 15 percent increase in real property values in Guernsey County.**

This update is based on the sale of real estate which has taken place within Guernsey County and occurred in 2015, 2016 and 2017. These sales are the main basis for adjustments in values during this 2018 Triennial Update.

This value helps determine the property owner's share of the cost of providing local services. However, voted levies are also a factor for determining how much each property owner pays.

Market value of your property is the most probable price a property would bring in a competitive and open market under all conditions. An easy rule of thumb is to ask yourself if you could sell your property at the appraised price. If you answer is "yes" or "I think I could sell it for more" then your property value appears to be an accurate market value.

If you feel your property has been valued improperly, you can appeal to the Guernsey County Board of Revision. To begin an appeal, you must file a Complaint Against the Valuation of Real Property on form DTE 1. You can obtain a DTE 1 form from the Guernsey County Auditor's Office or online at guernseycountyauditor.org. The complaint must be filed by or postmarked by April 1, 2019. There is no filing fee.