



**FOR IMMEDIATE RELEASE**  
**Monday, July 11, 2022**

**Fairfield County Auditor's Office Releases Tentative Property Valuations and Announces Meetings to Review Valuations**

**Lancaster, Ohio** – The Fairfield County Auditor's Office has completed the state-mandated triennial review and updates for property valuations. By Ohio law, the Auditor's Office is required to perform a triennial update to determine fair market value of real property.

The state oversees the triennial update, which considers valid sales that have occurred over the prior three years, a time where 1 in 9 homes in the county have sold. With standardized methods and statistical analysis, a property's fair market value has been identified. These values will vary among neighborhoods based on market conditions.

Property owners can view the valuation of their property at [realestate.co.fairfield.oh.us](https://realestate.co.fairfield.oh.us). Additionally, notifications of these valuations will be mailed to property owners in the coming weeks.

Property owners who believe the valuation needs to be adjusted because the fair market value is not accurately represented may schedule a time to meet with a member of the County Auditor's staff. Meetings will be held virtually, over the phone, and in person. Meetings can be scheduled here: <https://book.appointment-plus.com/d83qkv46/>.

A flyer outlining the available days and times for meetings is attached. Also, helpful information about how to prepare for a meeting is attached. There are three videos available regarding the role of the appraiser, the calculation of property taxes, and the Board of Revision process. You can use the QR codes in the attachment to view the videos or can visit the website at [realestate.co.fairfield.oh.us](https://realestate.co.fairfield.oh.us).

For more information, please visit [realestate.co.fairfield.oh.us](https://realestate.co.fairfield.oh.us) or call the Fairfield County Auditor's Real Estate Office at (740) 652-7030.

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## Do you want a meeting to discuss your property value?

To schedule a meeting, please visit <https://realestate.co.fairfield.oh.us/> to view available appointment types, locations, and times. You will be able to discuss your 2022 property valuation with an appraiser.

### In Person

Wednesday, July 27th & Thursday, July 28th  
Wednesday, August 24 & Thursday, August 25th  
12:00 p.m.—7:00 p.m.  
Pickerington Library  
201 Opportunity Way, Pickerington, Ohio 43147

Wednesday August 3rd & Thursday, August 4th  
12:00 p.m.—8:00 p.m.  
Workforce Center  
4465 Coonpath Road NW, Carroll, Ohio 43112

### Virtual

Friday, July 29th—12:00 p.m. to 4:00 p.m.  
Monday, August 1st—12:00 p.m. to 4:00 p.m.  
Tuesday, August 2nd—10:00 a.m. to 4:00 p.m.  
Friday, August 5th—10:00 a.m. to 4:00 p.m.

### Phone

Monday, July 25th  
10:00 a.m.—6:00 p.m.

Tuesday, July 26th  
10:00 a.m.—4:00 p.m.

Monday, August 22—Tuesday, August 23—Friday, August 26th  
10:00 a.m.—4:00 p.m.

If you have questions or need assistance scheduling a meeting, please call (740) 652-7030.



### How does a taxpayer prepare for a meeting about property valuation?

Taxpayers are encouraged to bring with them relevant information to support their *opinion of the fair market value of the property*. During the process, appraisers can only make changes to the *property values*. They cannot change tax rates or tax amounts due.

### What might support a change in value?

- The information contained within the property records is inaccurate.
- The property has had documented damage in the last 3 years.
- The property has been sold on the open market or an appraisal has been completed by a certified appraiser, and based on this, there is evidence that an adjustment is needed to the valuation.
- Similar properties nearby have recently sold for prices which differ from the property valuation.

### Are there certain arguments that are not helpful in showing fair market value?

Yes, there are certain arguments that cannot be accepted to show fair market value.

While we can consider arguments based on *recent sales* of similar properties, we cannot consider arguments based on *valuations* of other properties.

It is important to keep in mind that the *property valuation*, not the amount of taxes owed, is the subject of the meeting. The appraisers cannot directly change the amount of taxes owed; however, if a meeting results in a change to a property valuation, taxes will be calculated accordingly.

Scan this QR code to view a video explaining the role of appraisers.



Scan this QR code to view a video explaining how real estate property taxes are calculated in Ohio.



Scan this QR code to view a video explaining the Board of Revision.



These videos can also be viewed on our website!  
[www.co.fairfield.oh.us/auditor](http://www.co.fairfield.oh.us/auditor)