

APPRAISAL

State law requires County Auditors in Ohio to establish, by physical inspection, a new market value for all real property in their counties every six years. This process is known as a Reappraisal. The most recent reappraisal was done in 2006.

In the third year after a reappraisal, the market value of the property is updated based upon a statistical analysis of the arm's-length real estate sales that occurred during the subsequent three-year period. This process is known as the Triennial Update and was just completed for the tax lien date January 1, 2009. A notice has been mailed to each Crawford County property owner which gives the 2009 Market Value and Taxable Value, as well as the new 2010 Market Value and Taxable Value for each parcel he or she owns. (Note: For non-CAUV parcels, Taxable Value is 35% of Market Value.)

You may also see your 2009 Values (Market Value and Taxable Value) by clicking on the following link

<http://realestate.crawford-co.org/cgi-bin/db2www.pgm/rssearch.mbr/main>

and searching for your parcel or parcels.

You may see your 2010 Values (Market Value and Taxable Value) by clicking on the following link

<http://realestate.crawford-co.org/cgi-bin/db2www.pgm/yssearch.mbr/main>

and searching for your parcel or parcels.

NOTE: Estimated 2009 Taxes (payable in 2010) can be found at the 2010 Values link, by making your search and then clicking on the Levy Information link in the list on the left-hand side of the screen. These include estimated taxes on levies that are on the November ballot but which have not yet been approved or rejected.

The actual taxes you will be paying in 2010 are not available at this time. Final taxes cannot be calculated until November levy results are in and until the State of Ohio provides the County final reduction factors. These reduction factors will be received in mid-December. At that time, final taxes will be available on this website by going to the Property Search button, and searching for your property.