

OFFICE OF THE CRAWFORD COUNTY AUDITOR

Robin Hildebrand, Auditor

News Release

(October 16, 2009)

For Immediate Release

AUDITOR'S OFFICE ANNOUNCES NEW PROPERTY VALUES FOR 2010

BUCYRUS – County Auditor Robin Hildebrand announced today that tentative property values have been completed and are now available for public review as the 2009 triennial update of property values for Crawford County is in its final stages. The changes in value will be reflected on tax bills received by property owners in January 2010.

“Property owners will be receiving a value change notification in the mail beginning October 16, 2009 that details the new estimated fair market value of their property and provides an explanation of how the appraisal process works,” says Hildebrand.

The final stage of the appraisal process is known as the public notification and review phase, and will be held over the next month. This process gives property owners the opportunity to review their property data and valuation, and allows clerical or data inaccuracies to be corrected prior to the values becoming final with the State of Ohio.

“Property owners need to remember that the auditor’s office does not set market values, it only adjusts tax appraisals to accurately reflect what is happening in the real estate market,” says Hildebrand. “Tax assessors are essentially reporters of value because value is actually determined by the market friction between buyers and sellers.”

To assist property owners, a appraisal hotline has been established, and a special appraisal link on the County Auditor’s website has been developed, to provide more information about property values and the appraisal process. A property owner may also come to the appraisal office at 112 E. Mansfield Street, lower level floor of the County Administration Building in Bucyrus, to personally speak with an appraisal specialist. The 2009 Appraisal Internet site can be accessed by visiting the Auditor’s website at www.crawford-co.org and clicking on the APPRAISAL link in the Crawford News section.

“Starting Monday, October 19, property owners may call 419-563-1850 on weekdays between 8 a.m. and 5 p.m. to discuss their new value or they may come to the reappraisal office to meet with an appraisal specialist,” said Hildebrand. “I would encourage everyone who owns property to review their new values to see if they have any questions or concerns.”

For property owners who have concerns about their new values and who are unable to call or visit the office during normal business hours there is a voice mail system and e-mail account available. Property owners may leave a detailed message about their concerns, and the appraisal specialist will return their call or their e-mail within one business day. The e-mail address is appraisal2009@crawford-co.org and the phone number is 419-563-1850.

Overall Effects of the Triennial Update

According to Hildebrand, residential property within the county decreased, in the aggregate, by a little more than seven percent (7%), while agricultural property within the county increased by almost thirty-four percent (34%). Commercial and industrial property remained virtually unchanged for the three-year appraisal period. Overall, the net effect of the triennial update on all real property in the County is a decrease of about one-half of one percent (.50%) from the prior appraisal period. Hildebrand emphasized, that all property values do not change at the same rate. Some rise, some stay the same, and others decline.

“Agricultural property owners enrolled in the Current Agricultural Use Value (CAUV) program will see the biggest change in value, said Hildebrand. The value increases for agricultural land enrolled in the CAUV program are mandated by the State Department of Taxation, which has the oversight responsibility for establishing the taxable value of over 3,500 different soil types in Ohio. The CAUV valuation formula that is used by the Department of Taxation to value agricultural land on its ability to produce crops or the land’s productive ability, is quite complex and includes five factors: crop yields, crop prices, cropping patterns, non-land production costs, and capitalization rates.

Auditor Hildebrand noted that agriculture is a major part of the local economy with more than 230,000 of the County’s 260,000 acres of land being used in agricultural production. As such, on September 29, 2009, the County Auditor’s Office in conjunction with the Crawford County Farm Bureau, hosted an informational meeting for all agricultural producers within the County to provide property owners with more information on the state-ordered CAUV land value changes. More than 200 agricultural producers attended this meeting to learn more about: how the CAUV program works, why it was created by the Ohio General Assembly and why it is essential to all Ohioans to protect the integrity of the program by using relevant and current data when determining farmland’s agricultural worth. Information from the September 29, 2009 meeting is posted on the [CAUV INFORMATION](#) link found in the Crawford News section of the County Auditor’s website at www.crawford-co.org.

According to Hildebrand, the Triennial Update also shows:

- ✓ The state of the economy, the lack of demand for housing as evidenced by the low number of arm’s-length real property sales over the last eighteen months, and the tightening of available credit, are some of the factors, consistent with national trends, which contributed to the residential values established with the Triennial Update.
- ✓ While residential property values decreased in the aggregate by a little more than seven-percent (7%), the 2006 reappraisal saw about a ten-percent (10%) aggregate increase in residential property values and the 2003 Triennial Update saw about a twelve-percent (12%) aggregate increase, suggesting a market shift between seventeen and nineteen-percent (17%-19%).
- ✓ The average home value in the County is now \$64,914 as compared to \$69,426 in 2006.
- ✓ All real property in the county has a market value of \$2,270,033,070 as compared to \$2,384,184,584 in the previous appraisal period. The taxable value of all real property in the county is now \$643,300,570 as compared to \$640,271,550, with the increase attributed to the increase in the value of CAUV land.

Why a Reappraisal?

Ohio law requires the County Auditor to establish an estimated fair market value for all real property every three years. In Crawford County, the last physical reappraisal was completed in 2006. Since property values do not change uniformly, the purpose of the 2009 triennial update is to equitably adjust and equalize property values, based on a statistical analysis of arm’s-length real estate sales that occurred since 2006.

Each appraisal period helps to maintain uniform and fair assessments and helps to ensure that each person only pays their fair share of the local tax burden.

“In these times of economic uncertainty, it is vitally important for all citizens of this County to review their financial situation and make sure that the real estate tax records maintained in the Auditor’s Office are accurate, and that all tax credits for which they might be eligible, are being utilized,” said County Auditor Robin Hildebrand. For more information on available tax credits, call the Auditor’s Office at 419-562-7941, or visit the County Auditor’s website at www.crawford-co.org.

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