

OFFICE OF THE CRAWFORD COUNTY AUDITOR
Robin Hildebrand
News Release

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For Immediate Release

AUDITOR'S OFFICE ANNOUNCES 2012 PROPERTY REVALUATION TO BEGIN

BUCYRUS – County Auditor Robin Hildebrand announced today that the 2012 property revaluation/reappraisal for Crawford County has begun. The revaluation will be completed during 2011 and 2012 and will be reflected on a property owner's tax bill in 2013.

State law requires County Auditors to value all real estate parcels in their counties. There are two formal periods when all real estate must be reviewed to reflect current market values. One is the Sexennial or Revaluation (once every six years) at which time all property is personally visited and information and values are verified. The other is a Triennial update (once every 3 years) which is conducted during the time period between the sexennial/revaluation when values are adjusted automatically based on market sales that have occurred during the previous three years.

According to County Auditor Robin Hildebrand, "the revaluation is needed because, over a period of time, the value of property may change for various reasons such as economic conditions, improvements or removal of buildings. The revaluation process equalizes imbalances in changing property values and helps to ensure that a property owner only pays his or her fair share of property taxes."

The revaluation begins with the collection of information about a property including square footage of living area, number of rooms, recent additions and other important facts that help the County's appraiser determine the value of the property.

The County Auditor's Office has contracted with Appraisal Research Corporation to complete the reappraisal on some 33,000 parcels of property in Crawford County. Appraisal Research Corporation specializes in major property revaluation programs, commonly referred to as mass appraisal, and is approved by the State of Ohio to perform such services.

"Over the next few months, property owners will be asked to cooperate and participate in the revaluation process of their property," says County Auditor Robin Hildebrand. "Each residential property owner will be receiving a mailer from the County Auditor's Office that will provide them with certain information about their property. I would encourage them to verify/provide the information being requested as it is very important when conducting a mass appraisal to begin with data that is accurate," says Hildebrand.

Business property owners will be receiving a separate request for information that is important when appraising commercial or industrial properties.

Appraisal Research Corporation representatives will also be viewing each property and be taking photographs of all buildings in the County. These photographs, along with the building information that property owners are being asked to verify and/or correct, and the arms-length real property sales that have occurred in the County since 2009, will be used to appraise each property. Before the property values become final, property owners will be given an opportunity to review and discuss them with the County's appraiser.

"This office will continue to update local taxpayers on the progress of the reappraisal and their rights with respect to the final value assigned to their property. I cannot emphasize enough the importance of working together on a process that is so important to us all," concludes Hildebrand.

Property owners with questions about the reappraisal process may contact the County Auditor's Office at 419-562-7941, 8:00 a.m-4:30 p.m. Monday-Friday.

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