ATTENTION PROPERTY OWNERS
As County Auditor, I am required by Ohio law to reappraise real property every six years and 2014 is the year we are mandated to revalue your property. The primary purpose of a reappraisal is to set the value of each property so that everyone is only paying their fair share of taxes. Clermont County’s last complete reappraisal was in 2008 with a statistical sales based update performed in 2011.
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It is important to note that the process for this year’s property reappraisal began over two years ago and has been our most comprehensive ever. We have been able to utilize advanced technology to perform extensive reviews of property, thus reducing the cost for the reappraisal. We have conducted comprehensive sales analysis of comparable properties. The results of the sales analysis were then combined with other data, including current building costs and information collected from on-site visits to your property to establish the 2014 appraised value.

The reappraisal of real property for tax purposes is an important and sensitive issue, especially in today’s environment; I want to assure you that every effort has been made to place a fair and equitable value on your property. The value printed in this notice is your property’s appraised value for 2014.

**Please carefully read all the information provided.** Many of your questions may be answered either in this notice or in the details provided on our website, [www.ClermontAuditorRealEstate.org](http://www.ClermontAuditorRealEstate.org). I think it is important to provide as much information as possible to our Clermont County property owners. Remember, you always have the opportunity to review and question your value and are welcome to contact us with those questions, concerns or objections. **If you would like to obtain/provide additional information concerning the valuation of your property or to schedule an informal review, please contact my office by September 5, 2014. We will be extending our office hours to accommodate Informal Review meetings.**

Our goal is to provide all Clermont County residents with courteous, accurate and efficient services and to administer property tax laws in a fair and impartial manner. I, along with my staff, am proud to serve the residents of our county and look forward to addressing any questions you may have at any time about your property value.
Frequently Asked Questions
Please click on the question to see the answer

1. What is a Reappraisal?

2. My home has never been for sale and we have no plans to sell it. Why does my value change based on my neighbors selling their home?

3. What is Appraised Value?

4. How do I know if my value is accurate?

5. What is Assessed Value?

6. How does this impact my tax bill?

7. What is an informal review and who should schedule one?

8. Can I appeal the appraised value that has been placed on my home?
Our **Real Estate website** provides your property information and will also allow you to search properties similar to your property. Please see the following pages for instructions on how to do a property search.

You can review your information using the Residential or Commercial tab on the left column.

You can view your values and value history as well as tax detail and payment history from our real estate website.

If there is a discrepancy in the property information, or if you have questions, call the Auditor’s office at 513-732-7150.
To search for a property enter the owners name or use the address tab or parcel number tab.

The profile page displays a summary about the property. Use the tabs on the left column to display information about the property.
The residential or commercial page displays the physical attributes of the property. Please check to verify that your information is correct.

To look for the most recent sales in your neighborhood use the Neighborhood Sales search tool located on the right column.
The search results will display all recent sales in your area. Use the style and square footage to find similar properties for comparison.

Click on the property that has similar characteristics in order to compare value. Use tabs from the profile page to navigate property attributes.
Property Tax Relief

Current Agricultural Use Valuation (CAUV)

Homestead Exemption

Destroyed Property

Forestry

Non Business Credit Owner Occupancy Credit
Questions about New CAUV Values

How are rates calculated? The agricultural value of farmland is determined by the following equation:

\[
\text{Income from Agricultural Production} - (\text{minus}) \frac{\text{Non-land production costs}}{(\text{divided by}) \text{Capitalization rate}} = \text{Current Agricultural Use Value}
\]

Why have CAUV land values been going up? In recent years, the average crop prices used in CAUV calculations have generally increased at a greater rate than the corresponding production costs. This translates to a larger projected net income per acre. At the same time, lower interest rates led to a decrease in the capitalization rate. A higher net income divided by a lower capitalization rate equals an increase in CAUV land values.

What are the statewide averages for CAUV verses farmland appraised value? The state average for CAUV value is $1,668 per acre; the state of Ohio cropland value is $5,700 per acre.

Who sets the values for CAUV? An advisory committee appointed by the Tax Commissioner of Ohio reviews studies to assist in setting the CAUV values.

Can a Complaint Against Value be filed on a CAUV Valuation? No. A county auditor has no authority to adjust CAUV values. The Tax Commissioner of Ohio directs each county auditor to use current CAUV rates; there are no provisions within the laws of Ohio for any county auditor to make any adjustments to these values.