

WHAT SHOULD I CONSIDER WHEN COMPARING MY PROPERTY TO OTHERS?

Items to consider when comparing other properties to yours:

- Tax District and neighborhood location
- Lot size or land area
- Style of house (Ranch, Colonial, etc.)
- Square feet of living area
- Age of structure
- Construction quality or type
- Other amenities (i.e. bathrooms, etc.)

DO I NEED AN ATTORNEY?

It is not necessary, nor is it a requirement, to have counsel present. A case can be presented if you are the property owner and have knowledge of the property. Hiring a lawyer is a choice.

WHAT IF I DISAGREE WITH THE BOARD OF REVISION'S DECISION?

If you disagree with the valuation the Board has placed on your property, you may file an appeal with the Ohio Board of Tax Appeals using **Form DTE 4** (available at the Auditor's Office) within 30 days after the Board of Revision decision notice is mailed. You may also appeal at the Medina County Court of Common Pleas.

MAIL COMPLAINTS TO:

Medina County Board of Revision
144 North Broadway St.
Room 301
Medina, OH 44256

Phone: 330-725-9758

For more information contact:

MICHAEL E. KOVACK

Medina County Auditor

144 N. Broadway Street
Room 301
Medina, OH 44256

Monday - Friday
8:00 AM - 4:30 PM



Call toll-free:

Medina: 330-725-9758
Brunswick: 330-225-7100
Wadsworth: 330-336-6657

ask for extension 9758

www.medinacountyauditor.org

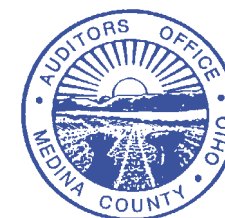
BOARD OF REVISION

How to Appeal Your Property Value



MICHAEL E. KOVACK

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Medina, Ohio 44256



www.medinacountyauditor.org

WHAT IS THE BOARD OF REVISION?

The Board of Revision is a three member valuation review panel consisting of the Auditor, Treasurer, and the President of the Board of County Commissioners or their representatives.

WHAT IS THE PURPOSE OF THE BOARD OF REVISION?

The Board is established to determine the fair market value of the real property as of the lien date for the tax year in question. They consider all available and valid evidence presented before them.

The Board **DOES NOT HEAR COMPLAINTS REGARDING TAXES**. The sole objective of the Board is to provide the property owner with a fair, independent appeal hearing about the property's market value.

IS THERE ANYTHING I SHOULD DO BEFORE I FILE?

Please make sure to verify the accuracy of the property record by using our website (www.medinacountyauditor.org). The record forms the basis for the value of the property.

If you have not already done so, the Auditor recommends that you speak to our appraisal department prior to filing an appeal at: 330-725-9758.

WHO MAY FILE A COMPLAINT?

Any property owner may file a complaint. The list of others who may file can be found on the back of **DTE Form 1** "Complaint Against the Valuation of Real Property".

HOW DO I FILE A COMPLAINT?

You will need to complete **DTE Form 1** "Complaint Against the Valuation of Real Property". **Filings are accepted starting January 1st and the deadline to file is March 31st.**

HOW DO THEY ESTABLISH "FAIR MARKET VALUE"?

Fair market value is defined as the price at which property would transfer on the open market between a willing buyer and a willing seller, neither being under any compulsion to buy and sell and both having a knowledge of all the relevant facts.

The Board hears and considers all evidence presented. They then weigh the evidence based on the relevance and establish a fair market value for the property.

WHAT TYPE OF EVIDENCE DO THEY CONSIDER?

Any and all evidence presented to the Board is considered. Though not exhaustive, the following list is provided as a guideline:

1. A recent arms length sale of the property under appeal. (OAC 5705.3.01)
2. A recent listing/purchase agreement of the property.
3. An appraisal prepared by a qualified appraiser as of the lien date (January 1) of the tax year under appeal.

Other evidence considered by the Board that may help in the determination of fair market value:

- An appraisal prepared for reasons other than ad valorem taxation (i.e. a mortgage).
- Similar properties recently listed for sale in the neighborhood.
- Recent arms length sales of similar proper-

ties in the property's neighborhood. It is important to consider the lot size, age, quality, condition, and size of the improvements in determining applicable comparability.

- Total cost of construction for newer homes (**make sure to include the cost of acquiring land**).
- Photos or other evidence of damage to the property that isn't evident from the street.
- Repair estimates by a contractor.
- The insured value of the property (**excluding personal property & adding the value of the land**).
- A market analysis of the property prepared by a real estate professional as of tax lien date under appeal.

If the property is commercial, industrial or other income-producing property, additional evidence may be required such as:

- Operating statements. (breakdown of income and expenses)
- EPA Reports.
- Licenses or Certification of Operation relevant to the property.

A reminder: The percentage of increase in taxes, the amount of taxes or the owner's ability to pay the taxes are **NOT** considered as evidence of value at the Board hearing.

DO I HAVE TO HIRE AN APPRAISER?

Although there is no requirement to produce an appraisal at the hearing, one can be submitted as evidence.

HOW DO I FIND AN APPRAISER?

Local banks, realtors, and real estate title companies may be able to help you locate a qualified appraiser in your area.

The Board of Revision will review the qualifications of any appraiser whose opinion of value is considered as evidence.