

IMPORTANT DATES

September 2020

Tentative Values Under Review at Ohio Department of Taxation

September 28, 2020

Tentative Value Letters Mailed via US Postal Service

October 1, 2020

Tentative Values Available on Website

October 1, 2020

Hotline opens for questions and telephone session scheduling - (740) 833-2930

In the interest of public health, informal reviews will be conducted via electronic submission by using our appeal portal found at <https://auditor.co.delaware.oh.us/2020-triennial-valuation-update/> or by submitting the “2020 Informal Review Appeal Request Form” to our office by email, US Postal Service, or by drop box at our building.

Requests for an Informal Value Review by telephone session can be scheduled through our hotline. Note, you will still be required to submit a case through the informal review appeal portal or by using the Informal Review Appeal Request form.

Please do NOT log in multiple requests as this will significantly delay your appeal review.

No matter which available review method is chosen, all submitted information will be carefully reviewed and you will receive notification by late December as to the outcome. If you still disagree at that point, you can file a formal Complaint Against Valuation January 1, 2021 through March 31, 2021 with the Board of Revision.

In the interest of public health, “in-person” informal reviews will be extremely limited and granted only under special circumstances. Unscheduled “walk ins” to the Auditor’s Office are not encouraged due to social distancing recommendations and capacity requirements.

October 1st through October 30th

Appraisal Hotline Open (740) 833-2930

Email appraisers@co.delaware.oh.us

“2020 Informal Review Appeal Portal” can be found at

<https://auditor.co.delaware.oh.us/2020-triennial-valuation-update/>

October 1st though October 30th

Informal Value Review Sessions - Opportunity to speak ***one-on-one*** by **scheduled telephone sessions** with an appraiser or representative of our appraisal staff to discuss your property’s value if you disagree with your new tentative value or discover property data characteristic errors (square footage, bathroom counts, etc). Correct data is essential to valuation and if you decide to sell your property in the future. Reviews will be conducted in the order in which information is received.

Before scheduling an informal review, please consider the following:

1. Your new value – ask yourself “is it reasonable and would you sell your property for less than this amount?”
2. Verify that your property’s data characteristics are accurate. Characteristics include square footage, bathroom count, finished

basements as examples that can be found on the Delaware County Auditor's Office Website.

3. Review neighborhood sale prices on the Delaware County Auditor's Office website.
4. Consult with local real estate agents about property values in your neighborhood and if you decided to sell it, what could you possibly sell it for?

November 5th, 2020

Your informal review appeal must be submitted no later than October 30th. This is the FINAL deadline to submit any additional documents for your already "logged" review; The earlier information is submitted the sooner your review can be completed.

- A recent appraisal or professional opinion of value
- If you've recently had your property for sale, a copy or other evidence of the listing and/or offers received
- Photos of interior or exterior issues
- Recent comparable sales; we can not consider distressed sales, short sales, foreclosure sales, sheriff sales, and bank sales

November - December

Value Certification Process by the Ohio Department of Taxation; until values are certified, "tentative values" are subject to change

Mid to late December

Informal Review Follow Up/Result Letters Will Be Sent; If you disagree with the outcome, you will need to file a formal Complaint Against Valuation after January 1, 2021

Mid to late December

New Tax Amounts Will Be Available on our Website

January 1, 2021 to March 31, 2021

Window to file a formal *Complaint Against Valuation* with the Board of Revision

2023

Countywide reappraisal also known as the "Sexennial" required by Ohio law

2026

Triennial Valuation Update required by Ohio law

*the difference between the two appraisal cycles is that the countywide reappraisal requires a physical inspection (drive by) review. Sales data are used for both appraisal cycles. These appraisal cycles occur to keep property values "up to date" on sales data and market conditions.

*New construction, destroyed or damaged property, omitted property assessment done annually