2026 TRIENNIAL Valuation Update

- Proposed Market Values are now available on our website
- Delaware County Property values are **REQUIRED BY OHIO LAW** to be updated in 2026.
- Property taxes are determined by the voters within Delaware County. Property tax dollars fund local government, schools, parks, libraries, 911, EMS, fire and law enforcement and services for older adults.
- A significant increase in home values does not always result in a comparable increase in the amount of taxes paid. In 1976 Ohio's General Assembly passed House Bill 920 (HB 920). The purpose of HB 920 is to protect property owners from unvoted tax increases. When property values increase (a countywide reappraisal or triennial valuation update), House Bill 920 kicks in and limits tax increases for school districts above the 20-mill floor.
- In addition to HB 920, for tax year 2026 payable in 2027; for any school districts at the 20-mill floor, taxes will not increase by more than the rate of inflation as a result of the 2026 triennial update. The adjustment will be limited to the rate of inflation rather than the increase in property values resulting from the triennial update. An increase in property taxes above the rate of inflation will be the result of levies passed by the voters for 2026.
- Countywide reappraisals and triennial valuation updates are not administrated to increase taxes to generate additional revenue for schools, local governments, etc. Instead, they are required by Ohio law to keep valuations current and up to date with market conditions.
- The "Proposed Values" are under review by the State of Ohio and subject to change. Final certified values (by the State of Ohio) will be on our website in mid-late December 2026.
- New tax amounts cannot be calculated until after the November election results have been certified by the Board of Elections and tax rates have been certified by the State of Ohio. New tax amounts will not be available until mid-late December 2026.

Additional Information

The Real Estate Assessment Department (appraisal team) within the Delaware County Auditor's Office is responsible for establishing a fair market value for all properties within the county. "Fair market value" is an amount you could reasonably expect to be able to sell your home for in an open market, a transaction between a willing buyer and willing seller. <u>Even with no intentions to ever sell, a current fair market value must still be established.</u> Distressed sales such as foreclosures, sheriff's sales, short sales, bank sales, HUD sales are not valid and must be excluded from sales analysis under Ohio law.

Property assessments for Delaware County's over 99K parcels are determined using mass appraisal. Mass appraisal is a process of valuing a group of properties as of Ohio's statutory lien date (January 1st), using common data, standardized methods and statistical testing. Furthermore, mass appraisal involves analyzing data collected in mass quantities, developing statistics from the data and applying the results to larger market areas that we refer to as appraisal neighborhoods. The mass appraisal technique is used for tax assessment purposes only and is necessary to accomplish mass valuation of thousands of parcels within a county.

When a "fee appraiser" values your property for lending and financing purposes, you receive a single property appraisal containing three or more sales comps that estimate the value. The sales comps selected are usually similar, within reasonable distance of the "subject property," and generally have all occurred within a three to six-month uniform time frame. Adjustments are made to the sales based on differences with the "subject property" and an appraised market value as of that date is established.

Single property appraisals are not financially or logistically feasible for tax assessment purposes. Thus, we have no specific "comps" for your home or property. Instead, sales information is available via our website's "query builder."

The "triennial update" occurs three years after a countywide reappraisal to keep property values up-to-date based on sales data and market conditions.

Since the last countywide reappraisal in 2023, sales have shown continued strength and growth, supporting strong home values. Statistical analysis of these sales is considered when trending and setting values for a triennial valuation update. No physical inspections (drive by) are required during a triennial update.

In all appraisal cycles we use cutting edge and modern technology, including aerial photography and GIS.

Unless changes are made to your home or property, your new value will carry forward to the next countywide reappraisal (2030).

If your property is an active farm and participates in CAUV (Current Agricultural Use Valuation), you can find your CAUV values on our website at **https://auditor.co.delaware.oh.us/2026-triennial-valuation-update/**

Our mission is to provide the highest level of taxpayer and customer service and provide the most accurate assessment of your home or property.

If you are still not satisfied with your proposed value as of January 1, 2027, or have missed the informal review window a formal Complaint against the valuation of Real Property can be filed with the Delaware County Board of Revision beginning January 1, 2027, and no later than March 31, 2027. The form can be found on our website **https://auditor.co.delaware.oh.us/auditor-forms/**