



Obtaining Real Property Tax Relief in Ohio

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This document is intended to provide general information for clients or interested individuals and should not be relied upon as legal advice. Please consult an attorney for specific advice regarding your particular situation.

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In these troubled economic times, everyone feels the pinch — especially when paying ever increasing Ohio real property taxes. With property values declining throughout the state, challenging property tax assessment to obtain tax relief is an important strategy to consider. Porter Wright's experienced lawyers can help you navigate the property tax relief process from start to finish.

How does the complaint process work?

Property taxes in Ohio are paid in "arrears," meaning that taxes paid in 2009 are for tax year 2008. By March 31, 2009, a property owner can file a complaint with the Board of Revision in the county in which the property is located to challenge the assessed value of the property for tax year 2008.

The complaint must include certain information including the current assessed value of the property as well as the owner's opinion of the correct value as of January 1, 2008. The taxpayer will be given a hearing with the Board of Revision at which the taxpayer can argue for a lower value and at which the local school district may argue to retain the current valuation. An appraisal by a qualified appraiser that supports the taxpayer's opinion of value is generally required for commercial and industrial property.

Triennial periods

Each county in Ohio assesses the value of most properties once during each three-year period. In Franklin County, 2008 is the first year of a new triennium. Therefore, a successful challenge filed by March 31, 2009 for the 2008 tax year assures the taxpayer a lower assessment for at least three years. Because only one complaint per property may be filed within each triennium, property owners should consider the best time to file a complaint. Factors to consider include the trends in property valuation in general and whether you are in the first, second or third year of your triennium.

What should you do?

If you own property that you believe has declined in value, you may want to consider pursuing a valuation challenge. A small investment now may reap significant returns in the form of property tax savings.