



## Real Property Value Reduction Application

Dear Neighbor,

If your property has been damaged by a storm, fire, or by other means, you may be eligible for a reduction in your real estate tax bill. State law gives county auditors the authority to reduce real estate values for properties that have been damaged or destroyed. A substantial reduction in property value will result in a reduction in your real estate tax bill for your property until it has been restored to its prior condition.

To file for a reduction in your property value, please complete the application below and return it to the Franklin County Auditor's office as soon as possible, and by the deadlines listed below.

Please note, applications can't be processed if received after the filing deadline, per state law.

Key Points:

<b>When was the property damaged or destroyed?</b>	<b>Application Deadline</b>	<b>Percentage Deduction Allowed</b>
January – March	December 31	100%
April – June	December 31	75%
July – September	December 31	50%
October – December	January 31	25%

The Auditor's office is here to serve the residents and businesses of Franklin County. If you have any questions or concerns, you can always email Auditor Stinziano at [auditorstinziano@franklincountyohio.gov](mailto:auditorstinziano@franklincountyohio.gov) or call (614) 525-HOME (4663).



Application no. \_\_\_\_\_

DTE 26  
Rev. 05/22

Date Received

## Application for Valuation Deduction for Destroyed or Damaged Real Property

Answer all questions and type or print all information. Please read instructions on back before completing form.

1. Owner's name \_\_\_\_\_
2. Owner's address \_\_\_\_\_
3. Owner's telephone number \_\_\_\_\_
4. Parcel number of damaged property \_\_\_\_\_
5. Address of damaged property \_\_\_\_\_
6. County where located \_\_\_\_\_
7. Date damage occurred \_\_\_\_\_
8. Cause of damage \_\_\_\_\_
9. Description of damage \_\_\_\_\_
10. Estimated dollar amount of damage \$ \_\_\_\_\_
11. If property insured, amount of insurance received \$ \_\_\_\_\_

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

By the county auditor  
on behalf of the property owner \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Instructions for Completing Form

## Filing Deadlines and Schedule of Deductions

An application for a deduction from the current year's value must be filed by Dec. 31 for property that is destroyed or damaged in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is Jan. 31 of the following year. **This form should be filed with the county auditor of the county in which the property is located.** Any deduction from value approved will affect the tax bills due the following year. The amount of the deduction equals a percentage of the reduction in value caused by the damage or destruction. That percentage is determined by the calendar quarter in which the damage occurred. The filing deadline and percentage deduction allowed for each calendar quarter are shown below.

Calendar Quarter in Which Property Was Damaged	Application Deadline	Percentage Deduction Allowed
January – March	Dec. 31	100%
April – June	Dec. 31	75%
July – September	Dec. 31	50%
October – December	Jan. 31	25%

## Line Instructions

- Lines 1, 2 and 3:** Enter owner's full name, mailing address and daytime phone number.
- Line 4:** Enter parcel number(s) of damaged property. This number is shown on your tax bill.
- Line 5:** Enter the full address of the damaged property.
- Line 6:** Enter name of county where damaged property is located.
- Line 7:** Enter date the damage or destruction occurred.
- Line 8:** Explain cause of damage: fire, flood, intentional demolition, etc.
- Line 9:** Describe the damage to the property. Attach additional pages if necessary.
- Line 10:** Enter your best estimate of the reduction in the property's value caused by the damage.
- Line 11:** If property is insured, show the amount the insurance company paid or will pay, if available.

## Owner's Signature

Sign and date the application at the bottom of page 1. If the owner's signature is not provided, alternatively the Notice of Two Disinterested Persons may be completed instead.

### Notice of Two Disinterested Persons

If the owner's signature is provided on the front of this application, this notice is not necessary.

\_\_\_\_\_ and \_\_\_\_\_

Printed Name Printed Name

  

\_\_\_\_\_ and \_\_\_\_\_

Signature Date Signature Date

being duly sworn, say that they are residents of the municipal corporation or township in which the above property is or was situated, that neither of them has any interest therein, and that property was destroyed or injured on the date shown above.