

FRANKLIN COUNTY AUDITOR'S OFFICE 2025 ANNUAL REPORT

CONNECT

PROTECT

REASSESS

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LETTER FROM YOUR FRANKLIN COUNTY AUDITOR

Sustainability, community and advocacy were the focus of the Franklin County Auditor's Office in 2025. One of our largest initiatives was the modernization of our tax accounting system. It may not seem like a transformative project, but updating this critical software strengthens security, improves efficiency, and ultimately builds reliability for the long term.

Externally, we deepened our connections throughout the community. Not only did our teams maintain the standard calendar of community events, the team also hosted monthly Community Connects sessions, allowing Franklin County residents and small businesses the chance to meet our subject matter experts face to face.

At the Ohio statehouse, your Auditor's office was consistently advocating for implementation of a menu of means-tested reforms with the goal to provide substantive and comprehensive property tax relief for all Franklin County residents.

The themes for 2026 aren't too far removed from 2025. This year, we will continue to improve internal systems, build ties within our community and advocate for property tax reform and relief.

- Our Data Center will continue to deliver enhanced digital products with greater accessibility, including a new and improved dog licensing online experience.
- Our External Engagement teams will be using our social media and community outreach events to connect with and educate residents, with specific focus on our upcoming Triennial Property Value Update.
- Our Legislative Advocacy team will continue to push for targeted property tax relief, especially for our seniors and disabled residents.

And while one year ends and another begins, your Auditor's office remains steadfast in its mission to provide outstanding, responsive service to the businesses and residents of Franklin County.



Michael Stinziano
Franklin County Auditor



CONNECT • PROTECT REASSESS

The purview of the Franklin County's Auditor's Office can feel broad and oftentimes disconnected. The connective tissue across all of the Auditor's Office's functions can be summarized by the ideals of connection, protection and reassessment.

CONNECT

The work of an auditor's office isn't as obvious as the work of the sheriff or the treasurer. That's why Connection is such an important part of the Franklin County Auditor's Office. We are committed to building trust with Franklin County residents by meeting them where they are and showcasing the responsibilities of the Auditor's office.

PROTECT

Now more than ever, consumers are bombarded with information - and misinformation. The Franklin County Auditor's Office aims to protect Franklin County consumers through regular price checks, credit card skimmer scanning, and gas pump inspections and other anti-fraud initiatives.

REASSESS

The auditor's job doesn't stop after the first assessment. The Franklin County Auditor's Office understands that market conditions change, especially in the dynamic world of real estate. And so, we take pride in working with property owners in our continuous cycle of reassessment.

CONNECT: OUTREACH

805

Total number of Community Hours hosted by Auditor Stinziano since he first took elected office

Even though Ohio has had county auditors for over 200 years, the average constituent has only a vague understanding of what the Auditor's Office does. That's why your Franklin County Auditor's Office is committed to educating our constituents on the Auditor's role through broad community outreach.

In 2025 alone, **the Outreach team participated in an average of four community events a week throughout Franklin County**, including weekly Community Hours hosted by Auditor Stinziano. Here are just a few highlights from last year:

52

Local businesses featured during Community Hours



125

Auditor Office tables at festivals, fairs & community events



40

Communities visited during National Night Out event



20

Tons of paper shredded at two Shred Hunger events



1,052

Attendees at two Affordable Housing Resource Fairs



200,000

Dogs petted*



161

Ribbon cuttings attended



12

Community Connects sessions. Community Connects gave Franklin County residents the opportunity to meet Franklin County Auditor's Office subject matter experts face-to-face.



PROTECT: DOG LICENSING

Ohio law requires all dogs to have a valid dog license. Your Franklin County Auditor's Office maintains the records for all licensed dogs in the county. Besides being required by state law, dog licensing ensures that any lost dog is returned quickly to their owners.

The Me & My Pal calendar features drawings submitted by K-6 grade students in Franklin County and promotes responsible pet ownership through dog licensing.

Weston D.
2026 Me & My Pal
Calendar Cover Artist



In 2025, the Franklin County Auditor's Office licensed **almost 83,000** dogs, which generated **over \$1.66M** in funding for the Franklin County Dog Shelter & Adoption Center.

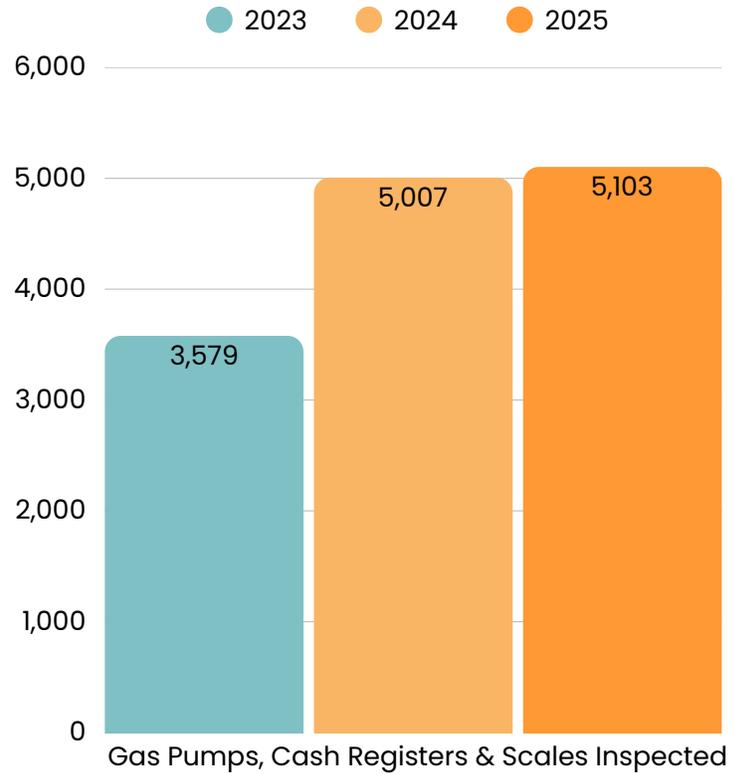
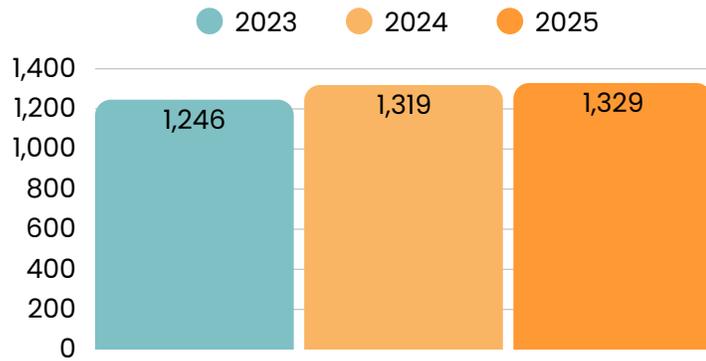
The three most popular dog names in Franklin County last year were Bella, Luna, and Lucy.

Three Bean Salad came in at #14,404, Sergeant Salami at #14,492, and Ham Sammich at #14,774

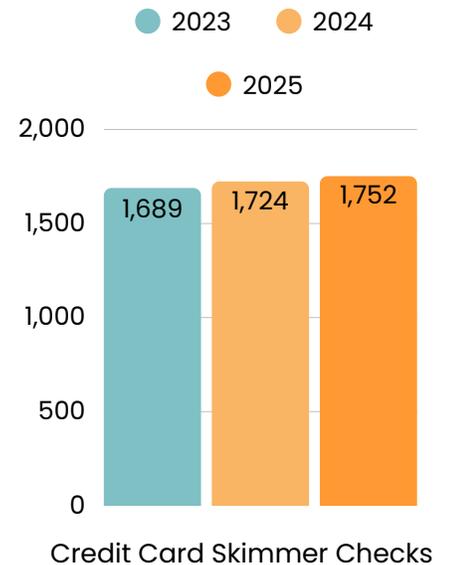
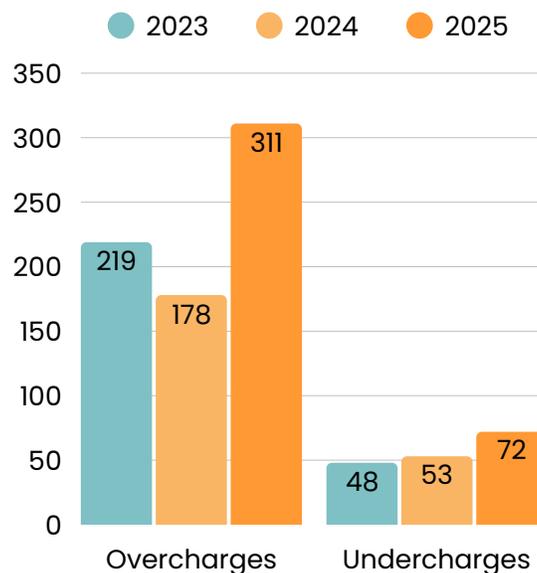


PROTECT: WEIGHTS & MEASURES

Whether it's gas station pumps or bulk dog food scales, the Franklin County Auditor's Weights & Measures team is committed to ensuring every scale or measuring device is accurate.



In addition to checking scales and measuring devices for accuracy, the Weights & Measures team protects Franklin County consumers and businesses by verifying the prices for overages and underages and checking for credit card skimmers.



PROTECT: TRUE TRANSACTIONS AWARDS

The Franklin County Auditor's Office presents the True Transactions Award to businesses in Franklin County that have a flawless record of using accurate scanners and scales as verified by the Auditor's Office Weights & Measures inspectors. Since taking office in March 2019, Auditor Stinziano has given out **84 True Transactions Awards** throughout the county.



JANUARY
Matt's Bakery
Whitehall



FEBRUARY
Denig Jewelers
Worthington



MARCH
The Fable Collection
Gahanna



APRIL
MAK Home Furnishings
Hilliard



MAY
Mountain Asian Market
Franklin Township



JUNE
Remise Market Lakay
Clinton Township



JULY
Winchester Farm Exchange
Canal Winchester



AUGUST
Lopaus Point
Columbus



SEPTEMBER
Learning Express
Upper Arlington



OCTOBER
Grassland African Supermarket
Whitehall



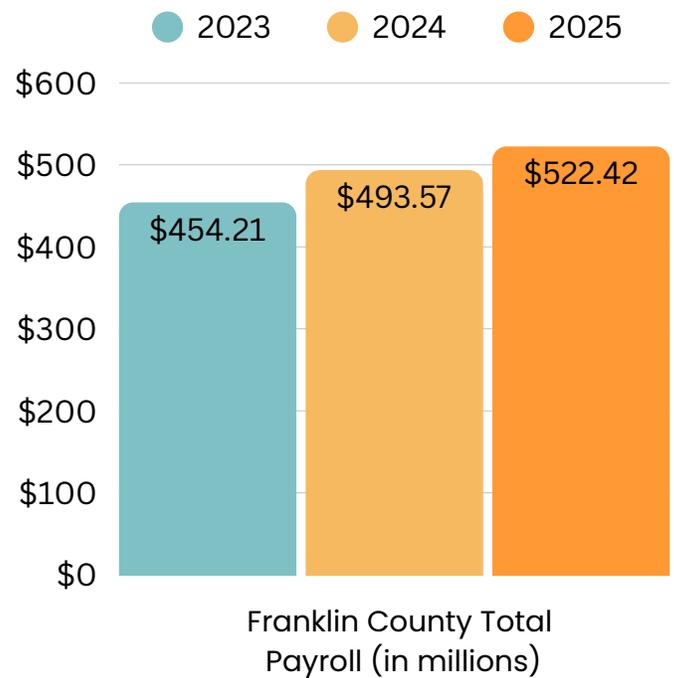
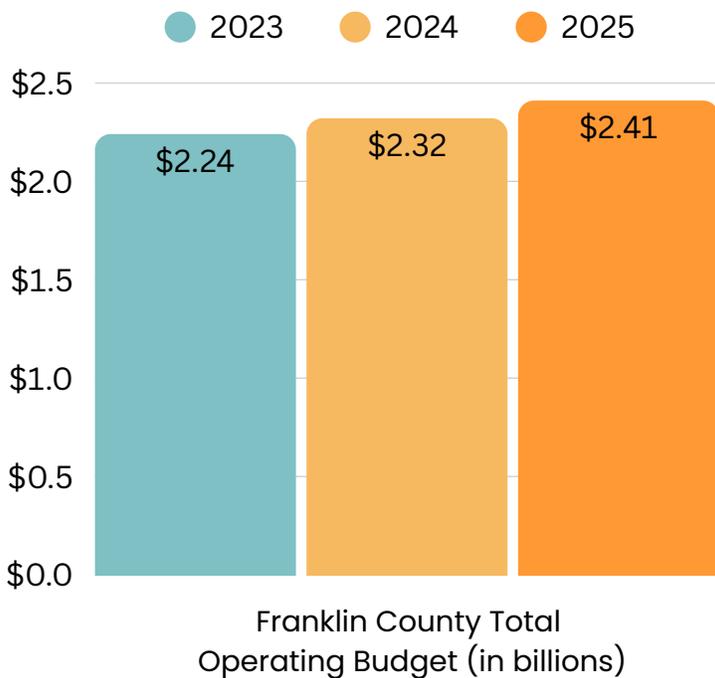
NOVEMBER
Annapurna Jewelry
Reynoldsburg



DECEMBER
Pet Wants
Dublin

PROTECT: FISCAL

Your Franklin County Auditor’s Office serves as the county’s Chief Financial Officer and administers **the largest county budget in the state**. The team is responsible for maintaining accurate records of all money received by and paid out of the county treasury. The Auditor’s office fiscal department releases an Annual Comprehensive Report which details the management of county funds as well as a reader-friendly abbreviated companion report known as the Popular Financial Report each year.



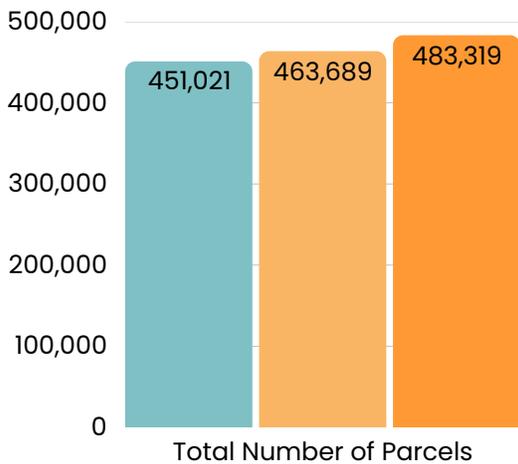
The Fiscal team of the Auditor’s office also manages the administration of the Real Estate Tax. Diligent management of the Real Estate Tax typically yields surplus funding. While the Auditor’s office cannot return those funds directly to taxpayers, it can redistribute those funds to Franklin County schools, parks, and libraries. **In 2025, the FCAO redistributed another \$5M back to the county, bringing that total to \$35M since Auditor Stinziano took office in 2019.**

PROTECT: REAL ESTATE REVIEW

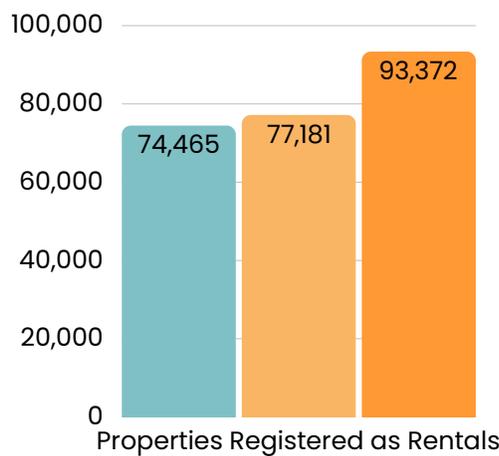


The Auditor's office maintains the most comprehensive set of real estate records available in Franklin County. **In 2025, the total number of parcels in the county grew 4.1%, almost doubling the growth from the previous year. Rental properties grew 17.3%.**

● 2023 ● 2024
● 2025



● 2023 ● 2024
● 2025

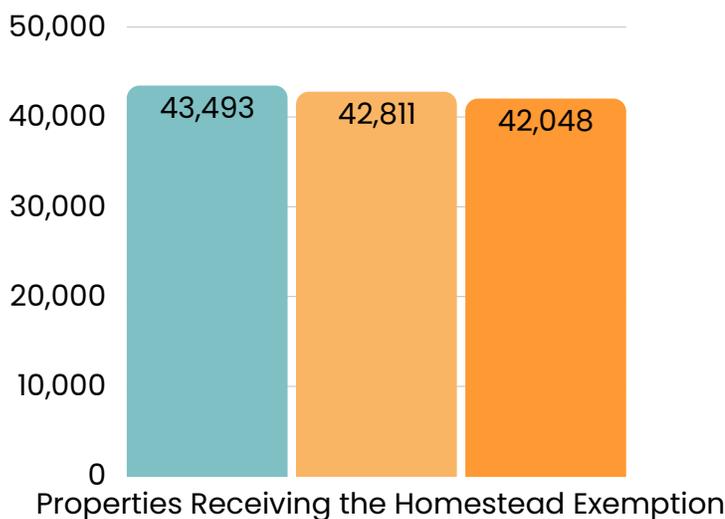


● 2023 ● 2024
● 2025



As the overseer of the county's real estate records & property valuations, the Auditor's office is the administrator of the Homestead Exemption program, which provides property tax relief to Franklin County's older adults and disabled residents.

● 2023 ● 2024 ● 2025



● 2023 ● 2024 ● 2025



REASSESS: APPRAISAL & BOARD OF REVISION

\$200B

For the first time in Franklin County history, the total real estate value broke the \$200B mark.

The Franklin County Auditor's Office is responsible for maintaining and updating all records that are related to real estate, including establishing values for every real estate parcel in the county, per Ohio law.



The Franklin County Auditor's Appraisal staff manages the mass appraisal processes for real property. It is our goal to render equitability, fairness, and uniformity in real property assessments countywide.

Demarcus Parker
Deputy Appraisal Director



The Franklin County Board of Revision hears property valuation complaints through a fair and structured review process conducted by a three-member panel representing the Auditor's Office, the Treasurer's Office, and the County Board of Commissioners. Since Auditor Stinziano took office in 2019, **the Board of Revision has reviewed over 24,000 property value reassessment filings.**

16

Number of Board of Revision Mobile Filing events hosted in 2025.

When a case comes before the Board, we consider the information presented in the complaint itself, any supporting evidence submitted by the parties, applicable provisions of Ohio law, and relevant market conditions affecting the property's value. With this information in mind, the Board renders a decision on the fair market value of the property in question.

Will Scarbrough
Chief Hearing Officer & Mediation Supervisor



REASSESS: TAX INCENTIVES

The Franklin County Auditor serves as chair of the Tax Incentive Review Council (TIRC) and administers the tax incentives created by municipalities.

The Auditor's goal is to ensure each incentive provides the benefits that were promised to our communities and that the ongoing status of each tax incentive awarded remains transparent.

Key facts about the 2025 TIRC meetings in Franklin County:

- **Total Number of Abated Projects Reviewed:** 187
- **Total Number of Tax Increment Financing (TIF) Projects Reviewed:** 323
- **Total Reported Number of Jobs Created or Retained:** 38,238
- **Total Reported Payroll:** \$2,656,658,250
- **Total Reported Real Estate Investment:** \$5,009,694,807
- **Total Foregone Tax:** \$126,798,337
- **Total Diverted TIF Tax:** \$150,976,050

ABATEMENT ACTIVITY



In 2025, Franklin County saw 824 abatements activated, up 25% over the previous year.

LEGISLATIVE ADVOCACY

With property values across Ohio increasing at record rates (as much as 20 - 40% during county reappraisal cycles), the Franklin County Auditor's Office has created a menu of legislative options designed to offer targeted property tax relief.

RESIDENTIAL STABILITY ZONES

Residential Stability Zones aim to protect existing residents from displacement due to rising property values by exempting property value increases from taxation for qualifying homeowners. By utilizing existing abatement structures, this approach allows government to target neighborhoods experiencing rapid development and market-driven price increases.

TAX DEFERRALS

Tax deferrals allow eligible homeowners to postpone payment of a portion of their property taxes until a triggering event occurs with a state revolving fund to cover the short-term cost. Deferral programs are already in place in more than twenty states, including Florida, Maine, and Minnesota, providing a tested framework.

CIRCUIT BREAKERS

Circuit breakers function by limiting the amount of property tax relative to an individual's income. Once taxes exceed a certain percentage of income, the excess is refunded via state income tax credits or rebates to eligible property taxpayers.

HOMESTEAD MODERNIZATION

The Homestead Exemption program helps qualifying seniors and disabled individuals reduce their taxable property value. However, the low-income threshold (\$41,000 for tax year '25) and exemption amount (\$29,000 for tax year '25) - both of which have been essentially frozen since 2014 - have undermined the impact and effectiveness of this program over time.

The Franklin County Auditor's Office recommends modernizing the program by increasing the exemption amount and income eligibility threshold to at least \$50,000, indexed for inflation, to better serve older adults and those with disabilities.



Team Policy analyzes and tracks any and all legislation affecting the work and services of FCAO - whether it's at the state, county or local level. We advocate for or against these legislative initiatives, always focusing on how they'll benefit the residents & businesses of Franklin County.

Joe Gilligan
Director, Policy & Strategic Initiatives

CONTACT US

The first line of contact at the Franklin County Auditor's Office is the Public Information Office. In 2025, the PIO answered **over 47,000 phone calls and 2,600 emails** - all with immediacy and accuracy.



My team and I answer dozens of calls and emails from constituents every day - and we never know what those questions will be. We have to stay sharp on everything going on so we're able to respond as quickly and as thoroughly as possible.

Dianna Launer
Supervisor, Constituent Services



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