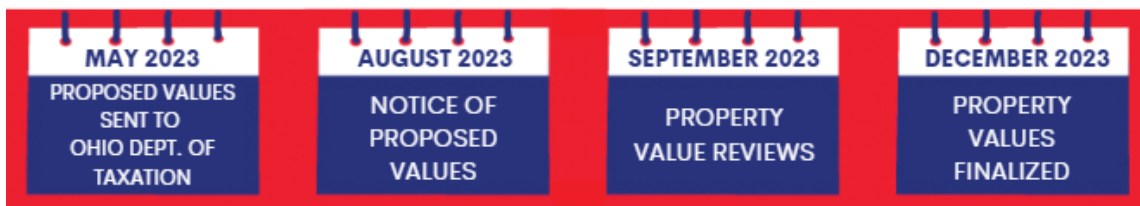




Updates from your Franklin County Auditor's office for the Linden Neighborhoods

Mass Reappraisal Process

- All county auditors in Ohio are **required by state law** to update the value of all properties by conducting a reappraisal every six years (Ohio Revised Code section 5713.01).
- This is an effort to **accurately reflect property value changes** in the current real estate marketplace.
- The **Ohio Department of Taxation makes the final determination** as to whether updated property values determined by the Auditor are accurate and acceptable.



Data is collected from multiple sources to establish updated property values, including:

- **Recent home sales** in the neighborhood – this is one of the most significant factors
- **Neighborhood data** such as infrastructure quality and proximity to community amenities and resources is another important measure used by appraisers in determining home value
- A **visual exterior inspection** of the condition of the property relative to other properties in the neighborhood is conducted to determine **physical characteristics** such as age, condition, and recent home improvements which will also affect appraised value

All data collected is then aggregated to re-establish baseline Auditor property valuations and ensure each property value countywide aligns with the current housing market.



Read more about the reassessment process on our website:
franklincountyauditor.com/knowyourhomevalue



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov



www.franklincountyauditor.com





How does the Appraised Value affect Property Taxes?

- Your property taxes are equal to the **taxable value of your home multiplied by your effective tax rate** (also known as your taxing district)
- Ohio law states that the **taxable value of your property is 35% of the appraised value of your home set by the county auditor**. That means if your home is valued at \$150,000 by the county auditor, your taxable value would be \$52,500
- **Most taxes are based on voter approval**. There are established at the ballot box through your taxing district. Your **effective tax rate is unique to your taxing district** and to what you and your neighbors have approved when voting on levies and bonds.

If my property value increases in 2023 will my taxes go up?

- While the property reappraisal is not intended to increase or decrease taxes, there is a **strong likelihood that the 2023 mass reappraisal will affect the amount of taxes you pay in the future**.
- Due to a **perfect storm of events throughout Franklin County**, all property owners are going to see a property value increase and, in some cases, a historic increase.
- **The correlation between property value and property tax is not a 1:1 ratio**, meaning a 30% increase in property value will not necessarily equate to a 30% increase in property taxes.
- In 2020, when most property values increased throughout Franklin County, some neighbor's values went up and their taxes went down, some neighbor's values went down and their taxes went up, and some neighbor's values went up and their taxes remained the same. It really depends on what is approved at the ballot box.

Your Auditor's office is here to help!



Property owners concerned about a post-reappraisal change in taxes can find more information and resources on the Know Your Home Value website.

franklincountyauditor.com/knowyourhomevalue



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov

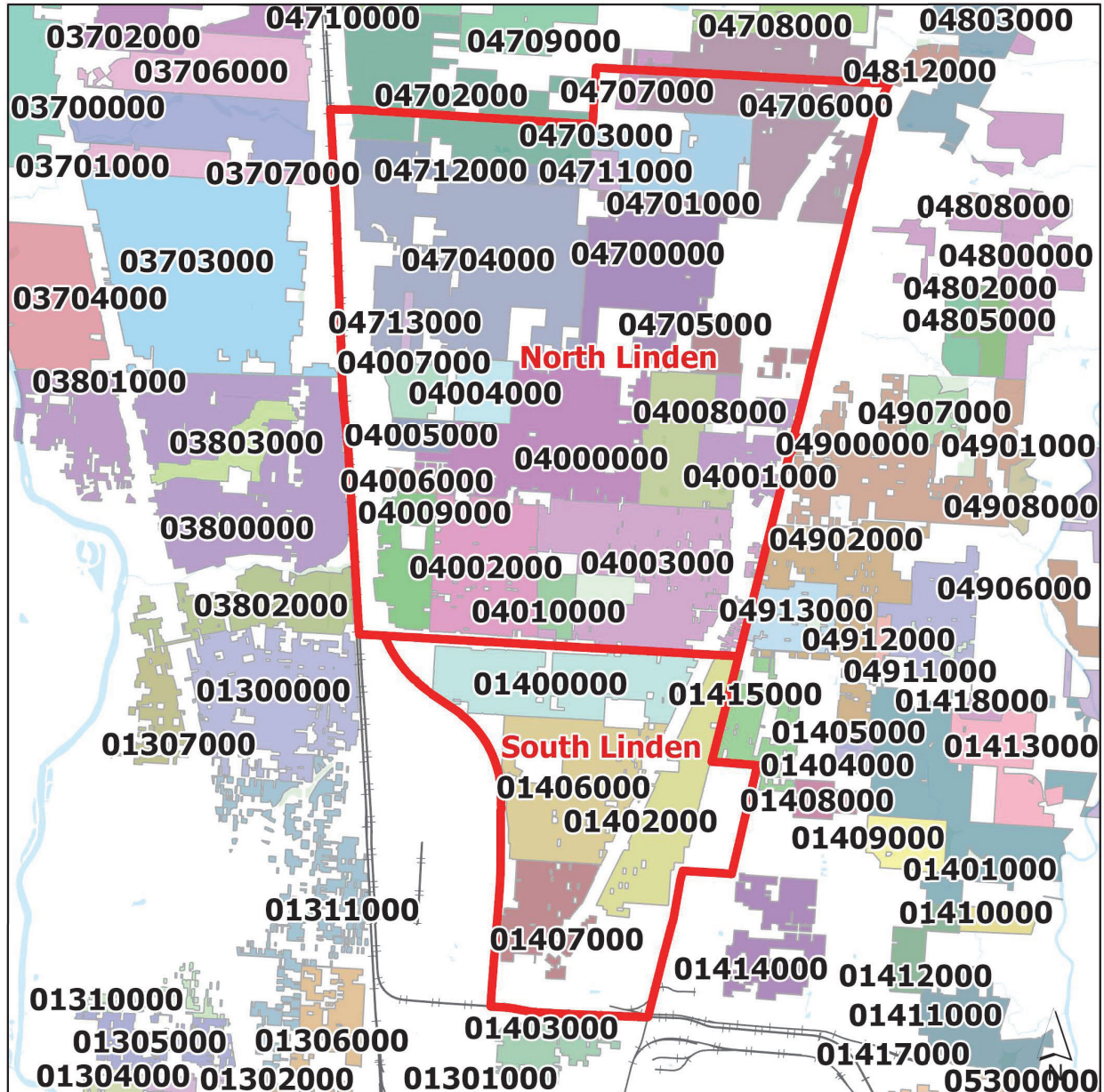


www.franklincountyauditor.com





2023 FCAO Delineated Neighborhoods



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov



www.franklincountyauditor.com





2020-2022 Median Sales Data by Neighborhood

NBHD	APPRAISAL DESCRIPTION	PARCEL COUNT	2020 Median Sales	2022 Median Sales
01400000	SOUTH LINDEN/WEST OF CLEVELAND	1,045	\$83,000	\$140,000
01401000	WOODLAND AVE/BRITTNEY HILLS	827	\$96,900	\$112,500
01402000	SOUTH LINDEN/EAST OF CLEVELAND	898	\$77,250	\$119,000
01403000	MILO GROGAN EAST OF I-71	634	\$96,000	\$140,000
01404000	GREENVIEW ESTATES	27	No Sales	\$250,000
01406000	SOUTH LINDEN NORTH OF 17TH TO DUXBERRY	1,069	\$92,500	\$160,000
01407000	SOUTH LINDEN SOUTH OF 17TH	531	\$65,000	\$122,000
01408000	ARGYLE PARK	126	\$75,000	\$112,500
01409000	WOODLAND TERR & BRETNELL PLC	227	\$101,000	\$133,500
01410000	TEAKWOOD HEIGHTS	76	\$232,000	\$294,500
01411000	SOUTH & WEST OF DOMINICAN U.	315	\$177,000	\$240,000
01412000	BRETNELL & WOODWARD AV	182	\$87,000	\$154,900
01413000	BRITTANY HILLS & QUEENSWOOD SUB	417	\$100,000	\$142,000
01414000	AMERICAN ADDN & LINDALE	458	\$69,900	\$125,000
01415000	KENMORE & JOYCE AV	367	\$42,000	\$130,000
01416000	OLD LEONARD & 5TH	229	\$41,000	\$100,000
01417000	SHEPARD	448	\$50,000	\$150,500
01418000	HEGEMON CREST	44	\$240,000	\$246,500
04000000	NORTH LINDEN-S.OAKLAND PARK AVE	1,315	\$125,000	\$155,000
04001000	KENLAWN PARK	360	\$110,000	\$130,000

Questions? Contact your Franklin County Auditor's office today!



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov



www.franklincountyauditor.com





2020-2022 Median Sales Data by Neighborhood

NBHD	APPRAISAL DESCRIPTION	PARCEL COUNT	2020 Median Sales	2022 Median Sales
04002000	AUDUBON PARK	996	\$74,300	\$120,000
04003000	LINDEN PARK	1,523	\$95,000	\$125,000
04004000	PONTIAC PARK	193	\$145,000	\$170,000
04005000	WELDON PARK	148	\$150,000	\$210,000
04006000	WEBER PARK ADD	83	\$76,000	\$170,000
04007000	LARCOMBS ADD	179	\$145,000	\$180,000
04008000	KENMORE	563	\$150,000	\$190,000
04009000	HEMLOCK/WEBER PARK ADD	386	\$113,000	\$130,000
04010000	MCGUFFEYS SCHOOL SUB	139	\$80,000	\$140,000
04700000	MAIZE-BROADWAY RD	1,029	\$136,000	\$165,000
04701000	CLEVELAND-MORSE RD	1,160	\$125,700	\$150,000
04702000	MAIZE-MORSE RD	316	\$235,000	\$280,000
04703000	COOKE-KARL RD	329	\$148,000	\$220,000
04704000	CLINTON ESTATES	1,630	\$139,000	\$185,000
04705000	KENMORE KNOLLS	205	\$159,000	\$160,000
04706000	CASE RD SUB	54	\$130,000	\$190,000
04707000	NORTHERN ESTATES/ANNA MARIA SUB	75	\$100,000	\$220,000
04708000	RANDES SUB/BEAUMONT SUB	421	\$120,000	\$170,000
04709000	CLINTON ESTATES/MAIZE MEADOWS	1,028	\$187,000	\$230,000
04710000	BABY FARMS	132	\$175,000	\$200,000
04711000	KARL KREST SUB	70	\$135,000	\$170,000
04712000	MAIZE MANOR	202	\$205,000	\$260,000
04713000	OAK PARK ADD #8	39	No Sales	\$180,000

Questions? Contact your Franklin County Auditor's office today!



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov



www.franklincountyauditor.com

