



Spring is Around the Corner

It's Time to Clean Up Your Real Property Tax Bill

Deadline to Challenge
Your Tax Value is **April 1, 2019**



BUCKINGHAM

Does your Ohio real estate tax bill need a little spring cleaning?

Spring is right around the corner. It is a time for owners of Ohio real estate to spruce up and perform maintenance on their assets. Spring cleaning and maintenance of physical real estate can result in long-term cost savings by avoiding costly repairs and attracting quality users. Likewise, periodic spring cleaning of Ohio real estate tax values can often result in large tax savings for years to come. However, you must challenge your tax valuation by **April 1, 2019**.



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Has your real property tax valuation gone up? There is good news.

Real property tax values have drastically risen, and in many instances they are inconsistent with the market. Property values were just reappraised for many Ohio counties, including Cuyahoga, Erie, Huron, Lake, Lorain, Stark, Lucas, and Portage Counties. These appraisals often result in large increases in real property tax liability. Unfortunately property valuations conducted by the various counties can be inconsistent and inaccurate. But there is good news; there are tools you can use to decrease your real estate tax valuation, and in return, your tax bill. **The law has recently changed to provide property owners with even more tools to assist in reducing property tax liabilities.**



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The April 1st deadline is no joke!

Understanding the tools at your disposal may help in determining if you should challenge the value attributed to your real estate. However, you have to take steps to protect your right to challenge your real estate valuation by **April 1, 2019** by filing a complaint with the local board of revision to seek to have the property valued at its “true value.”



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What is “true value?”

How is “true value” of real estate determined? True value is equivalent to fair market value, which is an actual recent sale of such property between one who is willing to sell but not compelled to do so and one who is willing to buy but not compelled to do so. This is known as a recent arm’s length transaction. When this information is not available, or when a sale is not conducted at arm’s length, appraisal or other evidence becomes necessary.



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A change in Ohio

In the past, if there was a recent arm's length sale of a property, the property owner would not be able to introduce appraisal evidence or other evidence, even if the sale price reflected the purchase of an investment or income stream. Recently, however, the law has changed in Ohio, and there is more flexibility in challenging the County's valuation of the property.



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What steps should you take?

If you disagree with the value of your Ohio real estate, the primary tool you have at your disposal is to file a tax valuation complaint with the local county board of revision. A complaint must be filed by **April 1, 2019**. This is an absolute deadline. The time is now to engage in a spring cleaning and maintenance of your Ohio real estate tax values for your retail, office, commercial, and industrial real estate.



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Contact us today to file. We are experienced and understand the common pitfalls that lead to rejection when filing on your own behalf.



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As a property rights attorney, Anthony advocates on behalf of real property owners and developers in land use, zoning, eminent domain, real property tax and real estate transactional matters.

He has a depth of experience representing property owners and developers in administrative and court proceedings concerning real estate and real property disputes. Such experience enables him to provide clients with unique and comprehensive insight when negotiating real estate transactions.

His clients benefit from his ability to cooperate with localities as it is often critical in completing real estate projects. No matter the issue, he provides clients with comprehensive representation by strategically advocating for your business objectives before numerous councils, boards, and courts across Northeast Ohio and beyond.

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