

# THOMPSON HINE

## OHIO REAL ESTATE TAX VALUATION ADJUSTMENTS

Challenging the tax valuation of real estate located in Ohio is an effective way to bring down the cost of owning or leasing property, and clients should consider doing so for properties where the tax values exceed market values.

### SEXENNIAL REAPPRAISALS

Ohio law requires that all property be reappraised every six years and updated every three years. Properties in five Ohio counties are being reappraised and properties in 19 counties will be updated as of January 1, 2009. These tax adjustments will be reflected in the tax bills first received in December 2009. A list of counties subject to the sexennial reappraisal and triennial update are shown below.

### DEADLINE TO FILE VALUATION COMPLAINT

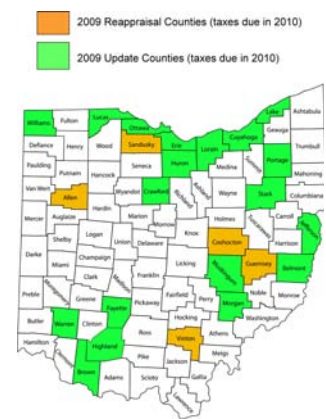
The deadline for filing a valuation complaint for tax year 2009 is March 31, 2010. Valuation complaints for tax year 2009 may be filed in all counties and are not limited to those counties subject to the sexennial reappraisal and triennial update. The valuation complaint may be filed only one time in each three-year interim period (subject to certain exceptions), so it is recommended to file the complaint in the first adjustment year.

### OHIO COUNTIES SUBJECT TO SEXENNIAL REAPPRAISAL AS OF JANUARY 1, 2009 (REFERENCE ORANGE COUNTIES ON MAP)

Allen                      Coshocton                      Guernsey                      Sandusky                      Vinton

### OHIO COUNTIES SUBJECT TO TRIENNIAL UPDATE AS OF JANUARY 1, 2009 (REFERENCE GREEN COUNTIES ON MAP)

Belmont                      Erie                      Jefferson                      Morgan                      Stark  
Brown                      Fayette                      Lake                      Muskingum                      Warren  
Crawford                      Highland                      Lorain                      Ottawa                      Williams  
Cuyahoga                      Huron                      Lucas                      Portage



The Ohio Supreme Court has docketed many valuation cases for consideration, suggesting that new law may be made as these valuation cases weave through appeals. Thompson Hine continues to monitor these developments and is prepared to offer counsel on strategies for valuation reductions.

### FOR MORE INFORMATION

If you would like to know more about our Real Estate practice group, including contact information for our lawyers, please visit [www.ThompsonHine.com](http://www.ThompsonHine.com)

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