

2026 Reappraisal Frequently Asked Questions

What is a Reappraisal?

Ohio law requires each county auditor to reappraise all properties every six years to ensure values reflect current market conditions. Between reappraisals, a Triennial Update occurs every three years to adjust values based on real estate market activity.

The 2026 Reappraisal is based on recent, verified home sales that reflect current market conditions across the county.

Property taxes are based on two components:

- **Appraised value** (set by the County Auditor)
 - **Tax rates** (set by local taxing authorities and voter-approved levies)
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Why did my value change if I'm not selling my home?

Ohio law requires all properties to be valued at current market value.

Even if your home is not for sale, recent sales of similar homes are used to determine what buyers are currently willing to pay in today's market.

Your value reflects market conditions—not a requirement to sell and not a prediction of future value.

What is "Appraised Value"?

The appraised value is the County Auditor's estimate of your property's current market value—the price it would likely sell for in an open, competitive market between a willing buyer and seller.

What is "Assessed Value"?

Assessed value is the portion of your property value used to calculate property taxes.

In Ohio, assessed value is set at **35% of appraised value**. Tax rates are applied to the assessed value to determine taxes due.

For more information, visit: [Clermtauditor.org](https://clermtauditor.org)

Contact: **513-732-7150** | reappraisal@clermtcountyohio.gov

How do I know my value is accurate?

You can review the accuracy of your value by:

- Comparing your home to recent sales of similar properties.
- Reviewing your property record (square footage, age, condition, and features) to ensure it is accurate. This information is available on the County Auditor's website.
- Comparing your value with estimates from real estate websites such as Zillow or Redfin. While these estimates are not official appraisals, they can provide an additional point of comparison to help determine whether your value is within a reasonable range.

Keep in mind that no single source is definitive. Reviewing multiple sources of information provides a more complete picture of your property's market value.

How will the 2026 Reappraisal affect my taxes?

The reappraisal updates property values to reflect current market conditions. It does not directly set tax amounts.

Changes in value do not always result in proportional tax changes. Most voter-approved levies are adjusted after reappraisal to generate approximately the same revenue as before. Any additional revenue must be voter-approved.

 Important: Real Estate Tax Amounts Are Not Yet Available

Real estate taxes will not be calculated until later this year (November or December). The tentative values currently posted **are** property values only and should not be used to estimate your tax bill.

What is HB 186?

HB 186 is an Ohio law designed to reduce unintended property tax increases caused by rising property values and levy calculation methods.

What changed under HB 186?

- Limits growth in certain school taxes to inflation rather than property value increases
- Creates a new **Inflation Cap Credit**
- Gradually increases the **owner-occupancy credit**

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- Phases out the **Non-Business Credit** (agricultural land excluded)
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What should I look for on my tax bill?

A new credit line may appear reducing school taxes for eligible districts. This credit is applied directly to qualifying school district levies.

Will my taxes be lower?

Potentially. Some property owners may see a reduction on their second-half tax bill depending on:

- School district
 - Applicable levies
 - Property value changes
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Affected School Districts

Bethel-Tate, Blanchester, Clermont Northeastern, Felicity-Franklin, Goshen, Little Miami, West Clermont, Williamsburg, and Great Oaks JVS.

What if I have questions about my property value or additional information to provide?

You can review your property record, comparable sales, and other assessment information on the County Auditor's website. If you have questions about your property value or would like to provide additional information for consideration, please complete the [Property Value Review Form](#). You may also contact our office at **513-732-7150** or email reappraisal@clermontcountyohio.gov.

Important: The Property Value Review Portal provides property owners with an opportunity to share information that may help identify potential value adjustments.

Submission of this form does **not** constitute a formal [Board of Revision complaint or appeal](#). You will receive a response only if a change to the property value is indicated or if additional supporting documentation is needed.

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