



MRALPH T. **MEACHAM** CPA MAHONING COUNTY AUDITOR

120 Market Street • Youngstown, Ohio 44503 — Phone 330-740-2010 • Fax 330-480-7571 — www.mahoningcountyauditor.org

For Immediate Release
September 18, 2017

For More Information,
Call Ralph T. Meacham
(330) 740-2010

Mahoning County Auditor Ralph T. Meacham, CPA, Announces State Approval of Tax Year 2017 Tentative Value Abstract

Ohio Law requires all county auditors to establish a current value of real property once every six (6) years. As a result, contracted appraisers were hired to review every parcel in the County, and with extensive sales analysis of comparable properties in similar neighborhoods, a fair market value has been placed on your property. Auditor Ralph T. Meacham, CPA has now released the tentative fair market values for the Tax Year 2017 county-wide real estate reappraisal for review.

The tentative values do not include any adjustments for New CAUV Soil Values, New Construction, Demolition, Splits or Plats, or any Board of Revision decisions. These adjustments will be included in the Final Abstract sent to the Tax Commissioner of the State of Ohio in November.

Ohio law defines fair market value as the price a property would likely sell for in the open market. For this purpose, a valid sale is defined as a transaction between a willing buyer and a willing seller, neither being under any pressure, both having full knowledge of all relevant facts about the property and the uses to which it may be put. Property is taxed at the assessed value, which is 35% of the fair market value.

Property owners should be aware that an increase or decrease in property value does not mean there will be a corresponding amount of increase or decrease in taxes.

The Auditor's office recognizes that establishing property value is an important and sensitive issue. Taxpayers have the right to know how we have established this value on their property. Therefore, Auditor Meacham strongly encourages property owners to view their new tentative property values, which reflect the market value of the property as of January 1, 2017, and which will likely be used in the calculation of tax bills due next year.

Taxpayers can obtain their new tentative property values by logging onto the Auditor's page on Mahoning County's web site at www.mahoningcountyoh.gov, or by calling the office at (330) 740-2010.

Starting Monday, September 25, 2017, taxpayers can call the Mahoning County Reappraisal Hotline at 330-740-2758 for further reappraisal information.

Informal review sessions will be held if taxpayers would like to discuss their new tentative Residential or Agricultural property value with an appraiser at various locations throughout the county in October/November. A list of locations and times are below and will also be posted on the Mahoning County website. No appointments are necessary for the informal Residential or Agricultural reviews. Commercial and Industrial property owners can view their new tentative value on the website, but will need to call (330) 740-2758 to schedule an appointment to speak to a commercial appraiser.

Informal Hearings Dates, Times and Locations

October 10, 11 and 12	10am to 4pm	Austintown Township Government Building 82 Ohltown Rd. Austintown, Ohio 44515
October 17, 18 and 19	10am to 4pm	Milton Township Administration Building/Fire Station 15992 Milton Ave. Lake Milton, Ohio 44429
October 25, 26 and 27	10am to 4pm	Boardman Library 7630 Glenwood Ave. Boardman, Ohio 44512
October 31 and November 2	10am to 4pm	Poland Library 311 South Main St. Poland, Ohio 44514
November 1	10am to 2pm	Poland Library 311 South Main St. Poland, Ohio 44514

After taxes are calculated in January and tax bills are mailed, our Reappraisal Information Center will be open in the Mahoning County Oakhill Renaissance Place located at 345 Oakhill Avenue (Entrance A) in Youngstown from 8:30am to 4pm on the following dates:

February 12, 13, 14, 20, 21, 22 and 28
March 1, 2, 14, 15, 16, 20, 21, 22, 26, 27, 28, 29 and 30

#####