

2023 Pickaway County Reappraisal

Ohio Law requires County Auditors to reappraise every property in the County once every six years and to complete a triennial update in the third year of the reappraisal cycle. 2023 is a reappraisal year for Pickaway County. The result of the re-evaluation produced a 34% on average increase in Pickaway County. The State of Ohio also requires all Ohio Auditors to use uniform procedures to revalue parcels. We are directed to look at recent sales and market trends of similarly situated properties to reach an accurate market value. The values are based on the market (sales) and the condition of the property. The appraisal includes assessing the condition of the property and gathering data regarding changes that may have occurred since the last reappraisal. We also consider the size and topography of the land; age of the structure; the style of the home; square footage; the quality of construction; basement size and finish; outbuildings; as well as the overall condition of the property.