



DONALD E. RANKEY, JR.
Delaware County Treasurer

Delaware County Triennial Re-valuation Fact Sheet

As the county's chief investment officer, it is my responsibility to oversee the collection of property taxes and the coordination with the county auditor on the distribution of those funds to the local entities that rely on them to operate. Here are some facts about tax collection and your Delaware County property taxes.

Q: Are my property taxes going up 35 percent?

A: It is believed that on the next assessment by the county auditor, property values in Delaware County will increase by 33-35 percent. While that is a huge number, it is important to remember that Delaware County remains one of the fastest-growing counties in the country, and with the construction of the new Intel chip facility nearby, our property values will continue to increase.

However, it's important to remember that a 35-percent increase in property value does not necessarily increase property taxes by 35 percent.

For example, in the Olentangy Local School District, a 35-percent increase in property values would increase taxes by just 4 percent. This is because there is a property tax reduction in place for school districts where taxes exceed a 20-mill floor.

However, Big Walnut, Buckeye Valley, and Delaware City schools do not meet the 20-mill floor, and there would be no off-set of taxes. Therefore, property owners in those districts will see an increase in taxes greater than 4 percent.

Q: Does Delaware County rely on property taxes to balance its budget?

A: To a degree, yes. With that said, Delaware County receives just 1.7 percent of all of the property taxes collected. However, this is still a big figure - \$11.9 million of the more than \$700 million my office collects in levy dollars each year.

In 2022, The County Commissioners reduced the property tax rate collected for the General Fund from 1.8 mills to 1.3 mills.

The great majority of property taxes – 74.6 percent, or approximately \$522 million – goes to the operation of our schools and career center. The remainder goes to: Levy agencies: 10.4 percent; Townships and corporations: 9.6 percent; and TIF districts: 3.7 percent.

Q: Is the projected 33 to 35-percent property value increase in Delaware County greater than the increase in other Ohio counties?

A: Many of our neighboring counties will have increases exceeding 30 percent.

- Franklin – 36 percent
- Licking – 35 percent
- Madison – 36 percent
- Knox – 40 percent

Clermont County is expected to have the highest increase in the state at 43 percent.

Q: Who is responsible for property appraisals in Delaware County?

A: The Tax Commissioners of Ohio order county auditors to conduct a reappraisal, which is also known as a triennial update. Reappraisals must be conducted in accordance with the Ohio Revised Code and the Ohio Administrative Code.

After new property values are tentatively established, they must be reviewed by the Ohio Department of Taxation.

For this reappraisal, county auditors will reappraise properties primarily on the sale prices of properties during the calendar year 2022. This is often referred to as “sales closest to the tax lien date.”

Q: Why are property values increasing so much?

A: The sale prices for property in Delaware County have increased due to a number of factors, including limited inventory and low interest rates. Home prices throughout our county and the state have seen sharp increases.

As the Delaware County Treasurer, my job is to collect property taxes. I have no say in how property is valued. That falls to the office of Delaware County Auditor George Kaitsa.

Q: What can I expect from the 2023 reappraisal?

A: In early September, after the reappraised property values have been approved by the Ohio Department of Taxation, taxpayers will receive a letter from the county auditor’s office showing the property’s updated value.

In October, the county auditor’s office will conduct informal hearings with property owners, who will be able to discuss the value of their property with staff appraisers. These hearings will be held at various locations around Delaware County, and virtually. Property owners will have the opportunity to submit information related to the value of their property to be considered for a reduction.

The auditor’s office will have a web portal so property owners can submit documentation related to the value of their property. Final property values will be established in November, and property owners will be notified regarding the outcome of the hearing.

Property owners dissatisfied with the outcome of the informal hearing can file a Property Valuation complaint with the Delaware County Board of Revision.

Q: Where can I find more information and forms, such as the Board of Revision form?

A: The Treasurer’s Office website is an initial first step at [www. https://treasurer.co.delaware.oh.us](https://treasurer.co.delaware.oh.us). We will be updating the site frequently. Should you have specific questions, you can simply email treasurer@co.delaware.oh.us or call the office at (740) 833-2480.