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TO WHOM IT MAY CONCERN:

RE: Ohio Real Estate Tax Re-Appraisals & The
Impact of These Reappraisals

Dear Chuck:

It is my opinion that Real Estate Taxation in Ohio needs to be looked at as to its IMPACT and Usefulness and to its FAIRNESS to Ohio Homeowners.....Is this taxation situation equitable and does it help insure that Home Ownership in the United States and particularly Ohio is a "reachable and sustainable goal" for most families ? And is its governmental "machinery" and "methodology" a useful method to provide "Needed" funds for governmental operations and "Public School Systems", or is it just another way to proliferate and expand Government both at the County and State level ?

LET'S LOOK AT ONE ASPECT OF THIS TAX METHODOLOGY, THE SIX-YEAR PROPERTY RE-APPRAISAL PROGRAM AS SET FORTH IN CHAPTER 5713.03 OF THE OHIO REVISED CODE.

Every six years (on a staggered basis) each County Auditor has a full re-appraisal done on all of the parcels within the County to set the "appraised value" of these parcels (there is also a three-year cursory 'update' reevaluation done). Almost every County hires an outside real estate appraisal firm to do these appraisals, and the costs are "staggering".

For example, the 2017 Re-appraisal contract for Franklin County is \$9,120,000 with Tyler Technologies....that is an average of over \$1.5 million per year to set the appraised value of the real estate parcels in Franklin County. Then each parcel is assigned an "Assessed Valuation – (35% of the Appraised Value)" to which the Overall Tax Rate is applied – for example, the tax rate for parcels in Columbus-Columbus City School District (after a rate-reduction factor is applied) is \$74.7174 per One Thousand Dollars of Assessed Valuation.

OBVIOUSLY, if the appraised value increases over the previous appraisal, then the total tax bill also increases.....AND, IN ALMOST EVERY RE-APPRAISAL DONE OVER THE PAST FORTY YEARS, THE VALUES OF PROPERTY WERE INCREASED WHICH LED TO INCREASED TAX BILLS FOR PROPERTY OWNERS.

And. per sampling done by the author of this letter, most residential property values are being increased from 10% to 25%, with the average increase being well over 15%. This means that Franklin County taxpayers will see an increase in their real estate taxes of at least 10% over the previous yearly tax bill; and you will be told, because of Ohio Amended House Bill 920, supposedly School Districts will not see an increase in the amounts received because of the Increased Appraisal Value.

THIS IS AN ABSOLUTE LIE AND A COMPLETE DISTORTION OF THE TRUTH !

Take any property, in any School District in Central Ohio – Using your New 2017 Tax Bill, compare your 2016 Tax Bill Total to the new 2017 Bill Total and calculate the percentage increase. Then go to the Franklin County Treasurer's site, put in your Property Address or Parcel Number and pull up the respective Tax Bills for the 2017 Taxes and for the 2016 Taxes – Under the "Distribution" tab for each of these bills, pull up the Distributions for the School Taxes Distribution – If you compare the amount the schools receive for each of these years and calculate the increase in the distribution, **YOU WILL SEE THAT THE PERCENTAGE INCREASE IN THE AMOUNT TO BE DISTRIBUTED TO THE SCHOOL SYSTEM IS ALMOST EXACTLY THE SAME AS THE PERCENTAGE INCREASE IN THE 2017 TAXES OVER THE 2016 TAXES !**

PROPERTY OWNERS WILL SEE A INCREASE OF AT LEAST 10% IN THEIR REAL ESTATE TAX BILL.

As to this Six-Year Re-Appraisal process for all real property in the State of Ohio, the appraisal contract fees to be paid by forty (40) of Ohio's eighty-eight (88) counties in 2016 and 2017 aggregates over \$41,450,000. YES, THAT IS CORRECT WHAT YOU SEE, 40 OF OHIO'S 88 COUNTIES ARE PAYING OVER \$41.4 MILLION IN 2016 AND 2017 FOR THESE RE-APPRAISALS.

And, if you add up what the other 48 Ohio Counties have paid and will pay for their Six-Year Reappraisal fees (another \$30 million), you can see that Ohio Counties are paying a total, in a three year period of time, over \$71 million. YES, YOU ARE READING THIS CORRECTLY, OHIO COUNTIES, OVER AN APPROXIMATE 3-YEAR PERIOD, ARE PAYING OVER \$71 MILLION FOR RE-APPRAISALS ! THE FIGURES DO NOT LIE – ATTACHED IS THE OHIO DEPT. OF TAXATION SCHEDULE "Contract Costs For Real Estate Appraisals For Tax Years 2012 Thru 2017"

DO WE NEED THIS? YEAR AFTER YEAR OF ENORMOUS FEES FOR REAL ESTATE APPRAISALS THAT INCREASE YOUR TAX BILL AND INCREASE THE AMOUNT OF FUNDS NEEDED BY OHIO COUNTIES TO CONDUCT THESE RE-APPRAISAL STUDIES?

YOU MAY COME TO THE SAME QUESTION AS I DO....DO OUR STATE LEGISLATORS HAVE ANY COMMON SENSE IN SADDLING US WITH THIS SYSTEM? SHOULD WE EXPECT TO CONTINUE TO PAY INCREASES IN REAL ESTATE TAXES FOR OUR PROPERTY BECAUSE OF THIS RIDICULOUS AND INEQUITABLE SYSTEM?

THIS SYSTEM NEEDS TO BE ABOLISHED, PREFERABLY BY LEGISLATION THAT ELIMINATES THIS COSTLY DEBACLE, OR IF NOT, THEN BY REFERENDUM OR LEGAL CHALLENGE.

Home Ownership in the United States (and Ohio) keeps decreasing for our citizens, and inequitable real estate taxation is probably the major cause....for example, why should a family expect to pay approximately \$20,000 additional in real estate taxes over 10 Years for a home valued at \$100,000...DO THE MATH !

THE TIME TO ACT IS NOW.....

Very truly yours,

/s/ Michael J. Young

Michael J. Young

Real Estate Broker, Developer, And Student Of ‘Common Sense’