




KNOW YOUR HOME VALUE!

Ohio law requires county auditors to update all property values countywide every three years to reflect changes in the marketplace. Your Franklin County Auditor's Office will be conducting this review in 2026. This 2026 assessment is called the **Triennial Property Value Update**.

Here's what to expect:

- 1 Property values are assessed by certified appraisers.
- 2 You will receive a mailer with your tentative proposed property value.
- 3 If you agree with our proposed valuation,  no additional action is needed.
- 4 If you disagree with the assessed value, you can schedule a Property Value Review Session.
You play an important role in creating accurate values at a Property Value Review.
- 5 Any contested property values are finalized by December 2026.





FREQUENTLY ASKED QUESTIONS

How is my property value determined?

During the Triennial Property Value Update, certified appraisers review property values using recent “arms-length” sales transactions. Sales transactions are arms-length when both the buyer and the seller act independently and in their own self-interest - they’re an arm’s length away from each other.

Will the Triennial Property Value Update affect my taxes?

Maybe. The majority of taxes are established at the ballot box through your taxing district. This appraisal process is statutorily required by Ohio law to provide tax districts with the most accurate property assessments possible. Thirty-five percent of the auditor’s assessed value is combined with your taxing district rate to determine your property taxes.

What’s the timeline for the update?

- 🏠 June 2026: Notice of proposed property values available online and by mail
- 🏠 July - September 2026: Property value review sessions
- 🏠 December 2026: Property values finalized

**Scan here for additional
Triennial Property Value
Update information**



**For more information about the
Triennial Property Value Update, go to
www.FranklinCountyAuditor.com/KnowYourHomeValue,
call us at (614) 525-HOME (4663) or email us at
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