



Athens County Auditor's Office
15 S. Court Street, Room 330
Athens, OH 45701
Phone: (740) 592-3223
www.athenscountyauditor.org

2023 Triennial Update for Athens County

Dear Property Owner:

As Auditor, I am required by Ohio law to update real property values during the third year after a county-wide reappraisal. This process is referred to as the Triennial Update.

In the Triennial Update, we review sales and do not actually view each property. The 2023 Triennial Updates considers property sales from 2020, 2021 and 2022. After receiving a recommendation from the Ohio Department of Taxation of 20% for residential and agricultural parcels and reviewing valid sales, many parcels have been adjusted.

As your County Auditor, I assure you every effort is made to ensure a fair, equitable and accurate value is placed on your property.

Our office is also required to update the Current Agricultural Use Valuation (CAUV) soil values at the time of the Triennial Update. The adjusted soil values are set by the State and are not subject to appeal.

Regarding next year's real estate tax bill please keep in mind the following:

1. Property taxes do not increase or decrease by the same percentage as the value adjustment.
2. Property taxes are primarily determined by the voters of Athens County. Newly approved tax levies directly affect your property tax due next year.
3. Our office cannot provide you with the amount of property tax you will pay next year until after the election results are certified, provided to the State and new rates are calculated.

Our goal is to provide information to you as a property owner to ensure that your property is valued fairly and equitably. If you have any questions regarding the 2023 Triennial Update, please contact our office located at 15 S. Court Street, Room 330, Athens, OH 45701. Contact us any time by: EMAIL auditor.re@athensoh.org, or during working hours Monday through Friday from 8:00 a.m. to 4:00 p.m. by phone: (740) 592-3223.

Jill A. Davidson
Athens County Auditor