

Auditor's Outreach Program

Presentation to Fairfield Township Trustees

November 15, 2017 – 6:30 p.m.

(2nd/4th Wednesday monthly, 7 p.m., Twp Admin Bldg., 6032 Morris Rd)

Trustees: Shannon Hartkemeyer, Susan Berding & Joe McAbee

Fiscal Officer: Nancy Bock

Administrator: Julie Vonderhaar

Intro: Julie Joyce-Smith, Deputy Auditor, BC Auditor

4th Quarter August Talking Points

Triennial Update: We have completed our 2017 triennial update of property values in Butler County. Letters have gone out from our office notifying property owners of their new 2017 value for taxes payable in 2018.

Our office conducted a full reappraisal of all properties in 2014. In a triennial update, values are based on sales data. We examined sales from 2014, 2015 and 2016 and those sales numbers help us apply a fair, conservative value to Butler County properties as of 1-1-17 for taxes due in 2018.

Residential value increases vary by taxing district and neighborhood. Final numbers won't be available until after our informal review process and then new rates will be set sometime in mid December.

Informal Reviews: Contact our office at 513-887-3154 to schedule an Informal Review with a county appraiser now through November 17. **To date we've reviewed 38 parcels within Fairfield Twp.**

If you miss that window, 2017 values (payable 2018) may be challenged through a formal Board of Revision hearing process between Jan. 1 and March 31.

Items to bring to an appraiser or the Board of Revision:

- ◆ If you recently purchased your home, a copy of the sales contract.
- ◆ If your home was recently (or currently) listed for sale, a copy of the listing.
- ◆ If your home was recently appraised, for example, for a refinance loan, a copy of the complete appraisal.
- ◆ If your home has suffered damage due to, for example, a fire or flood, a copy of the repair cost estimates along with photos.
- ◆ If you have none of the above, a list of recent comparable sales in your neighborhood should be provided.

Skimmer Update: A 20th skimmer was found in Butler County on Oct. 26, in West Chester at a Shell station on Cincinnati-Dayton Rd.

Of the 20 skimmers, 8 have been located in West Chester, 5 in Fairfield, 3 in Hamilton and 2 each in Monroe and Madison Township.

CAUV Update: Agricultural land valuations over all of Butler County are down based on the new State formula.

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