



# Franklin County Auditor Office **Update**

- ✓ **COVID-19 Office Response**
- ✓ **2020 Triennial Update**
- ✓ **Rental Registry Review**





## COVID-19 FCAO Response

- 🏠 The office has been open to business by mail, online, and over the phone, maintaining essential functions per Governor DeWine's order.
- 🏠 The Board of Revision will be holding virtual meetings and continue mediations on the phone.
- 🏠 Worked in collaboration with the Treasurer's Office to extend 2<sup>nd</sup> half property tax deadline to August 5<sup>th</sup>.
- 🏠 The triennial update will be going ahead and the abstract has been filed.



# Property Tax Payment & Advance Timeline

The new due date for the 2<sup>nd</sup> half property tax collection is **August 5, 2020.**

🏠 Bills processed on June 8<sup>th</sup> and should be mailed by June 18, 2020.

🏠 Any funds received will be regularly advanced to local taxing authorities who request advances.

🏠 Those with a need should contact the

Treasurer's office on payment options and plans.






# Real Estate Market Pandemic Response

- 🏠 Difficult to predict short and long-term response to the pandemic economic shock.
- 🏠 Sales volume is noticeably down from this time last year and listings have fallen further though homes on the market are selling quickly
- 🏠 A major commercial real estate index used since 2016 has hit a record low
- 🏠 There is a high risk for vacancies and evictions in both residential and commercial rental properties
- 🏠 Initial review of the relationship between GDP and the real estate market shows that a 1% change in GDP could result in a real estate reduction of 2.6%





# April 2020 Real Estate Sales Dashboard



April 2020 Real Estate Sales Dashboard


Franklin County Auditor Michael Stinziano

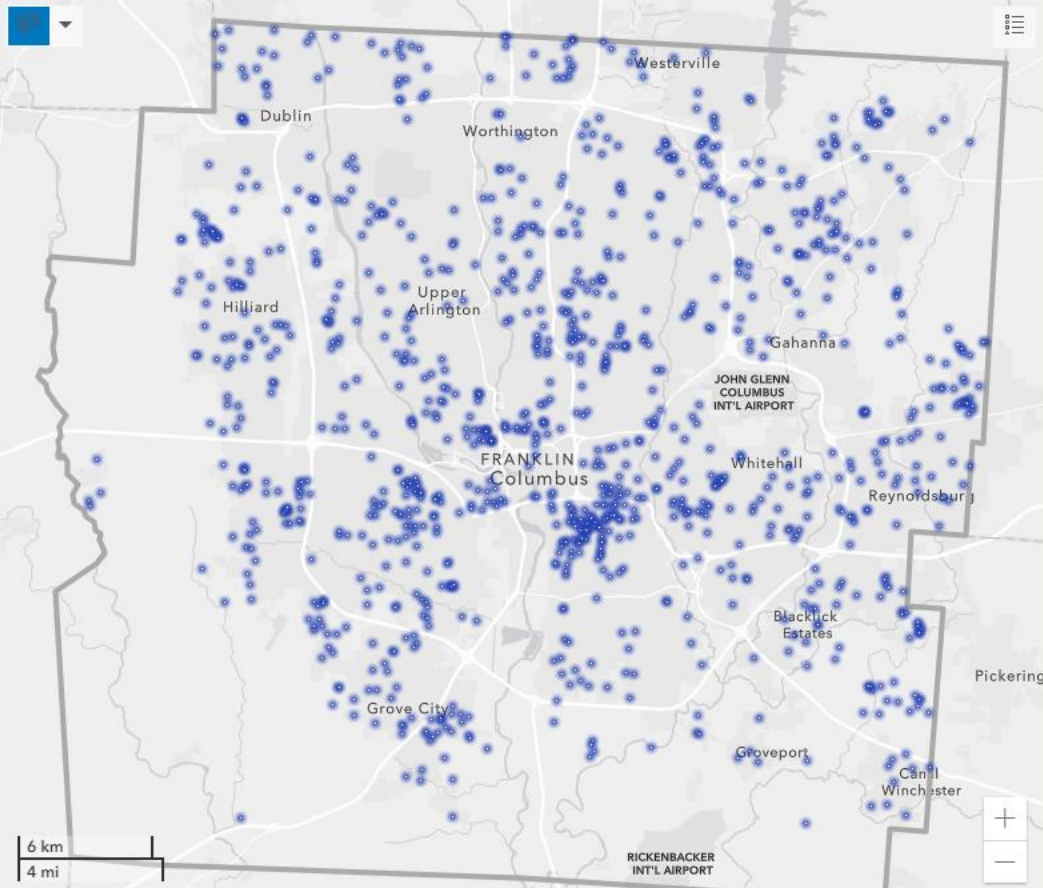
This dashboard shows residential, arm's-length transactions of two or less parcels for Franklin County during the month of April.

Use the drop-down menu below to select a municipality, school district, or area commission. When a selection is made, the map will zoom and the values will update for the selected area.

ALL OF FRANKLIN COUNTY ▾


Disclaimer:  
Users are notified that the public primary information sources should be considered for verification of the information contained in this map. The County and the mapping companies assume no legal responsibility for the information contained within this product. Please notify the Franklin County Auditor's GIS Division of any discrepancies.





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Total Sales Amount

 **\$243.2M**

-42% from last April

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Median Sale Price

 **\$190,000**

Up 9% from last April

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Total Number of Sales


 **1,092**

943 less than last April

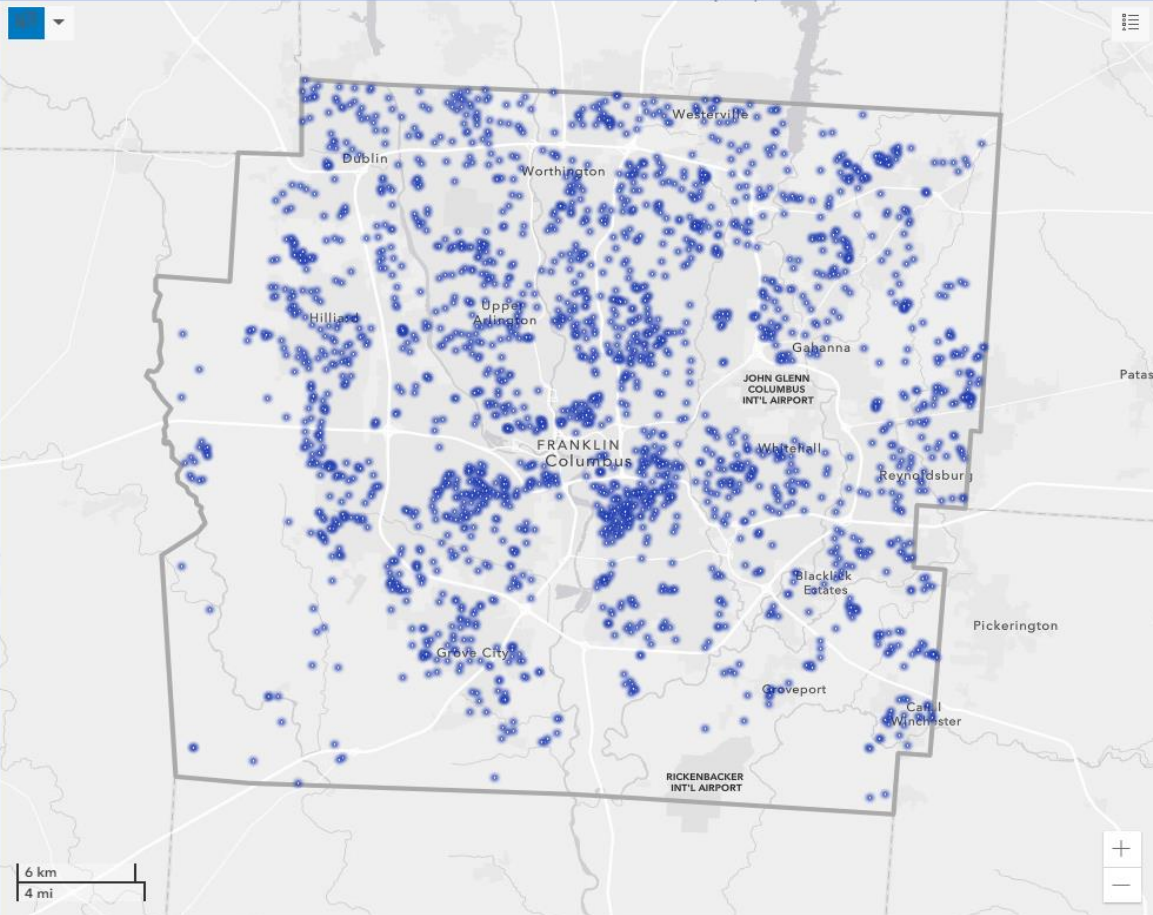





# May 2020 Real Estate Sales Dashboard



May 2020 Real Estate Sales Dashboard  
Franklin County Auditor Michael Stinziano




Total Sales Amount

 **\$517.2M**

-4% from last May

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Median Sale Price

 **\$206,000**

Up 11% from last May

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Total Number of Sales

 **2,205**

227 less than last May

Esri, HERE, NPS | Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA | Franklin County Auditor, Franklin County Engineer | Franklin County Audi... Powered by Esri

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ALL OF FRANKLIN COUNTY

[Click here for the mobile version](#)

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## Triennial Review Update

- 🏠 The Triennial Update is done by analyzing trends of current sales in the county.
- 🏠 The values are adjusted to reflect current market values for the area and are intended to be used for the **next three years** ('20, '21, '22)
- 🏠 Residential and commercial property values are updated.
- 🏠 Inside millage, projections, new and replacement levies would be affected. The tax equalization process would maintain the value of existing and renewed levies.



# What to Expect from the Triennial Review

If not granted a delay, FCAO is looking at the following tentative increased value changes across FCAO based on past three year data (County Wide Averages):

## **Agricultural Class**

 +17.14% Tentative Change

## **Residential Class**

 +20.32% Tentative Change

## **Commercial Class**

 +15.35% Tentative Change

## **Industrial Class**

 +16.94% Tentative Change

## **Exempt Class**

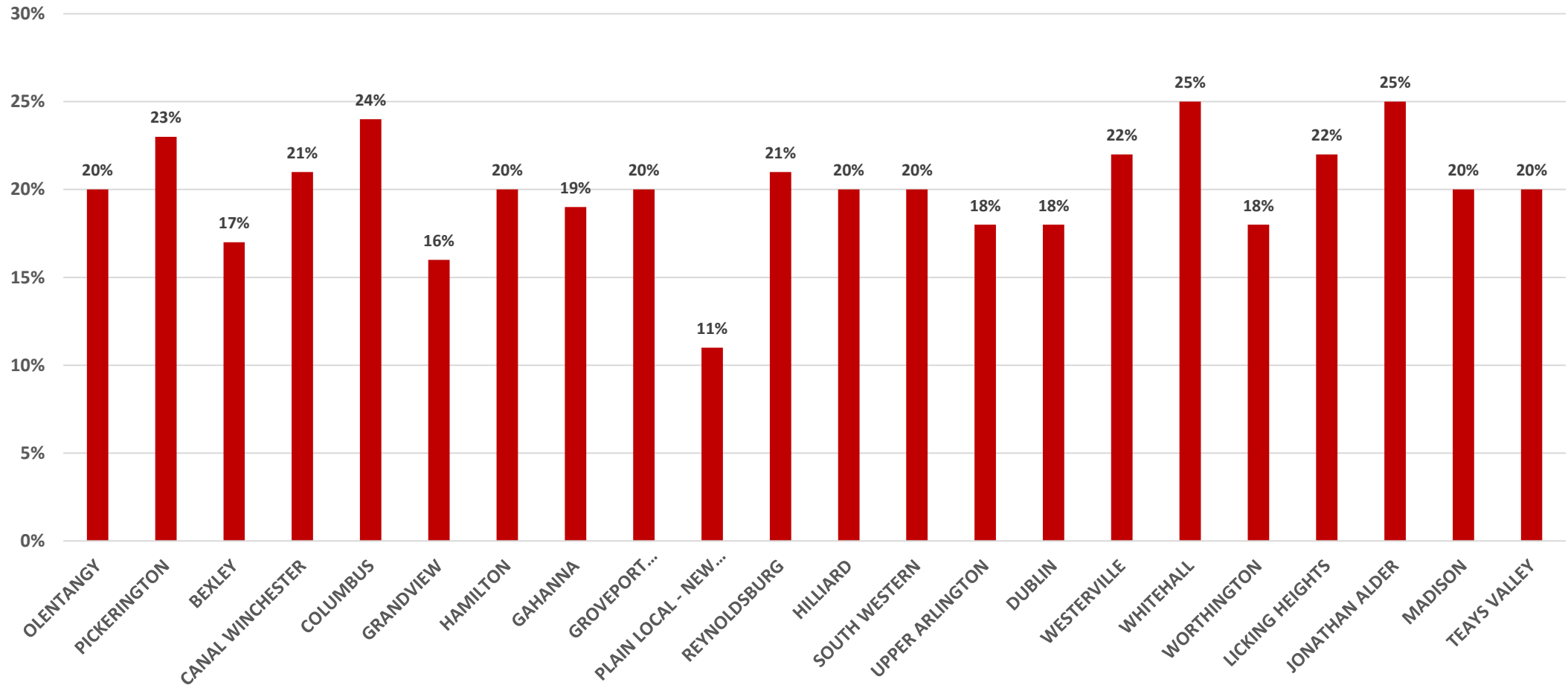
 +14.27% Tentative Change





# Average Percent Increase Per School District

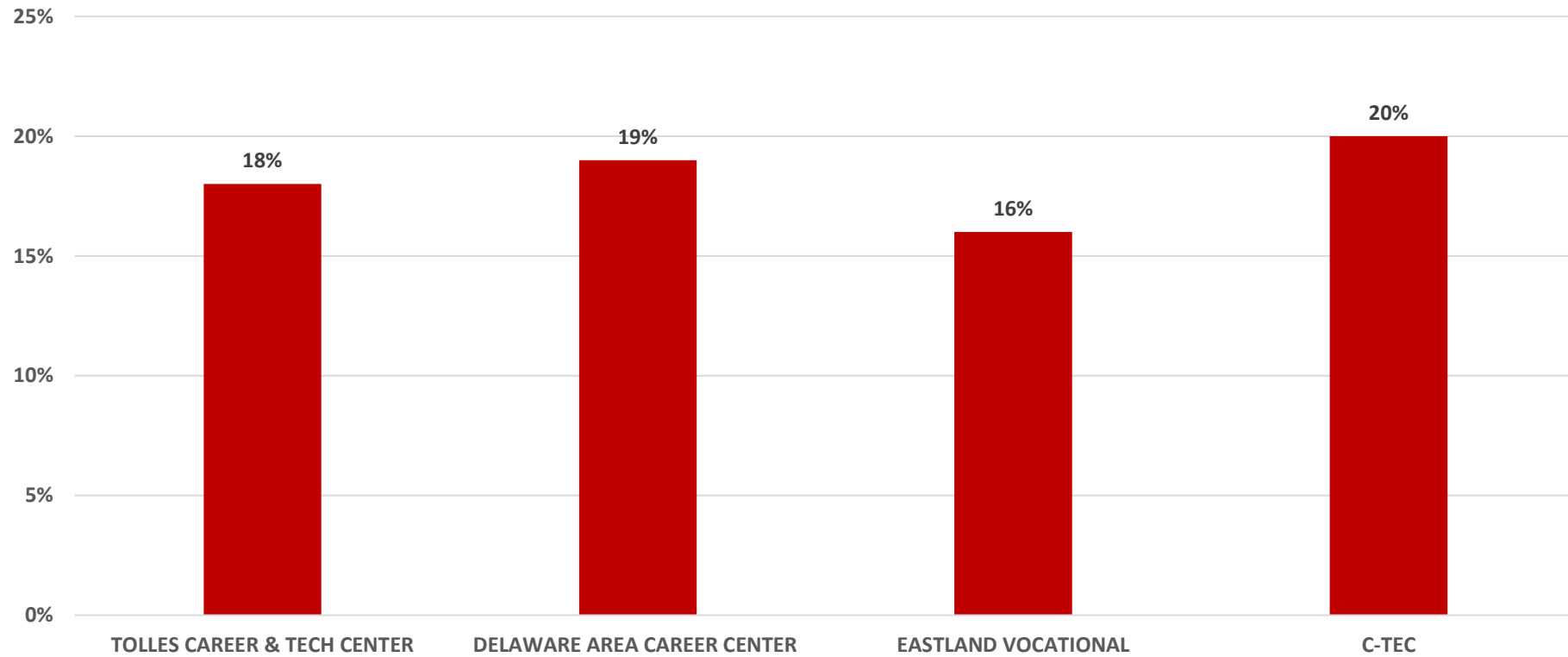
## AVERAGE PERCENT INCREASE PER SCHOOL DISTRICT





# Average Percent Increase Per School District

**AVERAGE PERCENT CHANGE PER VOCATIONAL SCHOOL DISTRICT**





# Changes to Informal Review Experience

- 🏠 In September 2020, FCAO will hold Informal Review Sessions. In light of COVID-19, we will be setting up infrastructure for remote informals and will be encouraging residents to participate remotely.
- 🏠 We still intend to have at least one in-person location, likely more, for folks who cannot do their Informal Review Session remotely.
- 🏠 For the first time in Franklin County, we are asking **all** residents who wish to utilize the Informal Review Process to schedule an appointment in advance. This will be done through our website or over the phone.
  - 🏠 Previously only available for commercial property owners



# Current Triennial Timeline

🏠 **August 2020**

🏠 Tentative Value Mailer goes out to residents

🏠 **September 2020**

🏠 FCAO holds Informal Review Sessions

🏠 **October 2020**

🏠 FCAO prepares final abstract of values

🏠 **November 2020**

🏠 FCAO submits final abstract to the Ohio Department of Taxation

🏠 **December 2020**

🏠 Final values are approved by the state. Tax bills are issued and FCAO sends Final Value Mailer to residents.







## Rental Registry Review

- 🏠 There are more than 74,000 parcels on the rental registry and we are seeking to improve compliance.
- 🏠 Accurate information on how property is used and where people live is important for residents, businesses, and governments to plan wisely.
- 🏠 There will be additional outreach to properties that may need to be on the rental registry.
- 🏠 A review of existing data shows that thousands of the currently registered parcels are out of compliance due to an error or omission.



# Rental Registry Requirements

- 🏠 Every owner of residential rental property must register the property with the county auditor per Chapter 5323 of the Ohio Revised Code.
- 🏠 The registration is for each parcel and must include the name of the owner or contact agent, address, and phone number.
- 🏠 Any changes in the information must be updated within 60 days.
- 🏠 Failure to comply can result in a special assessment of \$150.
- 🏠 The form, online registration, and information can be found at [franklincountyauditor.com/consumer/rental-registration](http://franklincountyauditor.com/consumer/rental-registration).



# Rental Registry Improvement Efforts

## Process

- 🏠 In February properties that likely needed to file for the registry, owner occupied status, or a registry exception were contacted.
- 🏠 Notice of the assessment with options to appeal or correct will go out this summer
- 🏠 Mailings will also occur to the more than 7,000 parcels currently on the registry that are not compliant
  - 🏠 The most common non-compliance issue is when the contact is a business and not an individual as required.
  - 🏠 For an in-state owner, the owner must register not a management company
  - 🏠 Assessments will be placed on non-compliant property after repeated outreach attempts

## Online Registration

- 🏠 Improvements to Online Registration:
  - 🏠 For online registration, now must verify an email address
  - 🏠 When registering, required fields will include checking for names of individuals, in-state addresses, and other compliance points
  - 🏠 There will be a pending and review process to confirm the registration is compliant before it goes into the registry
  - 🏠 Ongoing evaluation of options to collect and reflect desired information. Your feedback would be helpful



# Questions?



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**614-525-HOME**

