



Ohio Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Ohio lets you appeal. Use this checklist to file correctly and on time.

Ohio at a glance

Appeal deadline	March 31 (County Board of Revision)
Effective tax rate	1.36% (about \$2,822/yr on a \$214,800 home)
Assessment basis	appraised at 100% of true value, taxed on 35% of it
Appeals heard by	County Board of Revision ! Board of Tax Appeals ! Court of Appeals

Complaints must be filed with County Board of Revision by March 31 of the year following assessment Deadlines and forms vary by county — always confirm with your local county auditor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (triennial reappraisal)
- ☐ File complaint with County Board of Revision by March 31
- ☐ Attend Board hearing
- ☐ Appeal to Board of Tax Appeals (BTA) within 30 days
- ☐ Further appeal to Court of Appeals
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Exemption: \$29,000 reduction in market value for 65+ or disabled (\$58,000 enhanced for qualifying disabled veterans); Ohio AGI limit \$41,000 (tax year 2025, indexed annually)
- **Senior / other relief:** Homestead Exemption for 65+ or totally disabled: \$29,000 reduction in market value, Ohio AGI limit \$41,000 (tax year 2025, indexed annually)

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value

- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county auditor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.