

The State of Ohio requires County Auditors to perform an appraisal of every parcel of property in the County every six years in order to determine the property value for taxing purposes. Each County in Ohio is on a schedule as determined by the Department of Taxation and the appraisal must comply with regulations determined by the Ohio Department of Taxation. Additionally, between the six year reappraisals, each county auditor is also required to perform a “triennial update.” The triennial update is a statistical analysis of the values for which property in the county is being sold as compared to the values for which the property is listed on the County Auditor’s tax duplicate. Lawrence County was required to complete the “triennial update” in 2019 effective for calendar year 2020.

With the last triennial update, in 2013, the Lawrence County Auditor’s office implemented new technology that would allow the office to focus on specific areas of the county that are actually experiencing market changes. In past years, the Auditor’s office was faced with broadly applying changes in the triennial update across an entire township and/or even a county wide increase. Using the new technology the Auditor’s office was able to better analyze the real estate market conditions in specific areas of the county as opposed to the broader township/county application.

The triennial update for Lawrence County has now been completed. The technology that was implemented has resulted in changes that more accurately reflect the real estate market in specific neighborhoods and even more specifically in the ranges of the values of where sales occurred. The areas of the county most affected by the 2019 triennial update include areas of Elizabeth, Fayette, Perry, Rome, Union, and Windsor Townships; The Villages of Chesapeake, Coal Grove (one neighborhood), and South Point; two (2) neighborhoods in the City of Ironton; One subdivision that is partially in Hamilton Township and partially in the Village of Hanging Rock. The areas listed are areas in which there were sufficient sales upon which to perform the statistical analysis to demonstrate current market valuation conditions since the last full appraisal conducted three (3) years ago.

Below you will find a screen shot of the Auditor’s website that shows the “Base” tab that has an example of a neighborhood code highlighted as well as the charts of neighborhoods that are affected by this year’s triennial update. The charts are broken down by Township or Municipality, and show the neighborhood codes, and range of values (prior to the update) as mentioned above, as well as the corresponding percentage change applied to properties in that neighborhood and value range. If you look at your property record, find your neighborhood, you can use the charts to cross reference neighborhood code and prior value to determine the change, if any, applied to your property by the triennial update.

PAUL DAVID KNIPP
LAWRENCE COUNTY AUDITOR | LAWRENCE COUNTY, OHIO

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Data For Parcel 16-070-0800.001

Report a Discrepancy Print Email Property Card Comparables

Base Land Valuation Sales Sketch Tax Improvements Additions Residential Agricultural Commercial Comments

Base Data

Parcel: 16-070-0800.001
Owner: DUMMY PARCEL DO NOT REUSE
Address: 0

Feature not found.

Help
Get help viewing property data.
Save This Property As:
Save Property

Map this property: [+]

Tax Mailing Address
Tax Mailing Name: DUMMY PARCEL DO NOT REUSE
Address: 341 CO RD 120 S
City State Zip: SOUTH POINT OH 45680

Owner Address
Owner Name: DUMMY PARCEL DO NOT REUSE
Address: 341 CO RD 120 S
City State Zip: SOUTH POINT OH 45680

Geographic
City: VILLAGE OF SOUTH POINT
Township: PERRY TOWNSHIP
School District: SOUTH POINT LSD

Legal
Legal Acres: 0
Legal Description: 17-2-31 32 PT 3 PT E END PT 0.56 ACRES
Neighborhood: 1651.604
Routing Number:
Map Number:

Homestead Reduction: NO
Owner Occupancy: NO
Foreclosure: NO
Foreclosure Step: NO
Board of Revision: NO
New Construction: NO
Divided Property: NO

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GIS parcel shapefile last updated 11/8/2019 1:28:22 AM.
The CAMA data presented on this website is current as of 11/8/2019 3:06:16 AM.

Proposed NBHD Factors

Union Township

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
2352303	15%	15%	15%	15%	15%	15%	15%	15%	15%
2352318	5%	5%	5%	0%	0%	0%	0%	0%	0%
2352323	5%	5%	5%	5%	5%	5%	5%	5%	5%
2352330	5%	5%	5%	5%	5%	5%	5%	5%	5%
2352344	10%	10%	10%	10%	10%	10%	10%	10%	10%
2552513	20%	20%	20%	20%	20%	20%	20%	20%	20%

Proposed NBHD Factors

Windsor Township

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
ALL	2%	2%	2%	2%	2%	2%	2%	2%	2%

Proposed NBHD Factors

Village of Chesapeake

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
2452401	20%	20%	20%	20%	20%	20%	20%	20%	20%
2452402	6%	6%	6%	6%	6%	6%	6%	6%	6%
2452404	20%	20%	20%	20%	20%	20%	20%	20%	20%

Proposed NBHD Factors

Village of Coal Grove

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
2952916	10%	10%	10%	10%	0%	0%	0%	0%	0%

Proposed NBHD Factors

Village of South Point

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
751025	10%	10%	10%	10%	10%	0%	0%	0%	0%
751029	10%	10%	10%	10%	10%	10%	10%	10%	10%
751032	10%	10%	10%	0%	0%	0%	0%	0%	0%
751033	10%	10%	10%	10%	10%	10%	10%	10%	10%
751034	10%	10%	10%	10%	10%	10%	10%	10%	10%
751035	10%	10%	10%	10%	10%	0%	0%	0%	0%
751036	10%	10%	10%	0%	0%	0%	0%	0%	0%

751037	10%	10%	10%	10%	10%	0%	0%	0%	0%
751038	10%	10%	10%	0%	0%	0%	0%	0%	0%
751039	10%	10%	10%	10%	10%	10%	10%	10%	10%
751040	10%	10%	10%	10%	10%	10%	10%	10%	10%
751042	10%	10%	10%	0%	0%	0%	0%	0%	0%
751044	10%	10%	10%	10%	10%	10%	10%	10%	10%
751045	10%	10%	10%	10%	10%	10%	10%	10%	10%
751046	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651600	10%	10%	10%	10%	0%	0%	0%	0%	0%
1651601	10%	10%	10%	10%	0%	0%	0%	0%	0%
1651602	10%	10%	10%	10%	0%	0%	0%	0%	0%
1651603	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651604	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651605	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651606	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651607	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651608	10%	10%	10%	10%	10%	10%	10%	10%	10%
1651609	10%	10%	10%	10%	10%	0%	0%	0%	0%
1659200	10%	10%	10%	10%	10%	10%	10%	10%	10%

Proposed NBHD Factors

City of Ironton

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
1051057	10%	10%	10%	10%	10%	10%	10%	10%	10%
3653601	12%	12%	12%	12%	12%	12%	12%	12%	12%

Proposed NBHD Factors

Happy Hollow SD (Hamilton Twp-Hanging Rock)

Factor (Total Value)

Value of parcel segmented by 50k

NBHD	\$0-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300-\$349	\$350-\$399	\$400+
851046	20%	20%	20%	20%	20%	20%	20%	20%	20%
951058	20%	20%	20%	20%	20%	20%	20%	20%	20%

Also impacting the triennial update across the county is the Current Agricultural Use Valuation Program (CAUV). This is a state program designed for farmland to reflect its value based on its agricultural use. CAUV value is mostly determined by the soil types and productivity of the land. The State of Ohio dictates the value of property on the CAUV program by a formula that is used state-wide. Therefore, land owners in Lawrence County who are on the CAUV program will see this change in their property values as dictated by the State of Ohio. There are **no increases in CAUV values in 2019. All CAUV values either decreased, or remained the same because they are already at the minimum amount as dictated by state law.**

In addition, for the 2019 triennial update, the auditor's office is implementing another new technology in the pricing of the commercial and industrial properties in Lawrence County. We are now using the Marshall and Swift cost tables linked to our appraising software. Marshall and Swift is an appraisal guide used nationwide that has tables built for each zip code. Prior to this, the county depended on manual pricing tables that left more room for error. Switching to Marshall and Swift allows a more uniform approach to valuing all of the commercial and industrial property in the county.

If you own real estate in one of the areas listed above, you can go to the auditor's website (www.lawrencecountyauditor.org) and look up your parcel and see the neighborhood code on the "Base" tab in the Legal Description Area, and then use the charts to see if your parcel is impacted by the triennial update. In addition to the triennial update, there may have been a change in the valuation of your parcel due to new construction, demolition, the use of the Marshall and Swift tables, etc. The new values (regardless of the reason for change) are on the "Tax Valuation" tab along with the valuation history of your particular parcel.

With over 55,000 parcels in Lawrence County, it is possible you may disagree with your property value on the tax books. If you disagree with your value, you may file an appeal of value to the Lawrence County Board of Revision (BOR). However, the Board of Revision has no authority over the CAUV values, or over property tax amounts. Board of Revision appeals must be filed in the Auditor's office by close of business on March 31, 2020. The forms to file an appeal to the BOR are available on our website, in person at the Auditor's office, or one can be mailed to you by calling the office and asking for it.

Hopefully this report has given you useful information about the status of the tax base in Lawrence County, as well as how your property is valued. The goal of the auditor's office is to comply with state law and accurately reflect the fair market value of your property on the county's tax books. If you have any questions, please feel free to contact the Auditor's office at 740-533-4310.