

**Press Release**  
**From Jackie McKee, Holmes County Auditor**  
**330-674-1896**

County Auditor Jackie McKee is warning property owners to beware of companies offering to assist with valuation appeals. Multiple companies have mailed letters to area residents saying they could be overpaying their taxes because “the County” value of their property might be in error. “I have seen some solicitations that state owners could be overpaying by thousands of dollars. From the letters I have seen, the description or situation is not accurate or complete.” said McKee.

The mailings offer what some companies term a “custom report” or “supporting documents”. The companies are charging a fee. McKee said owners can do the research on their own through the auditor’s website ([www.holmescountyauditor.org](http://www.holmescountyauditor.org)) and can file an appeal for no charge with the Board of Revision if they feel their value is not accurate. Owners can also contact the auditor’s office for a copy of their property record card and ask questions regarding their value.

“The information is available and easy to access”, said McKee. “Why pay some out-of-town company to provide what you can get for free?” she asked. She said similar letters have been mailed to property owners in counties across the state.

She noted that no one can offer a “guarantee” of a value reduction by the Board of Revision. “Promises of risk free filings are extremely misleading. Each case is considered on its merits and documentation presented and the Board of Revision can increase or decrease a value, if warranted.”

Taxpayers that decide to appeal their value to the Board of Revision (BOR) will have a hearing before the three member board, which includes a County Commissioner, Treasurer and the Auditor. Under Ohio law, the BOR is charged with finding “fair market value” for each property appealed. The estimated fair market value or true cash value has several components. What is the most probable price your property would be estimated to sell for? Was the property sold in an open market (excludes sheriff sales, foreclosures, sales to relatives, etc.)? Was the sale between a willing buyer and seller with neither being under any pressure to buy or sell?

Property owners who believe their value is inaccurate can file a Board of Revision complaint between January 1 and March 31 in the Holmes County Auditor’s office. Complaint forms and instructions are available from the Auditor’s office or may be accessed on the Auditor’s website. Call 330-674-1896, 8:30AM-4:30PM, Monday-Friday with any questions or concerns.