Appraisers Begin Final 2020 Reappraisal Review Process

HAMILTON, Ohio – Appraisers with the Butler County Auditor’s Office on Thursday will begin conducting a final review of properties leading up to the state-mandated 2020 countywide reappraisal. As part of this process, each parcel record will be visually matched in the field.

Our appraisers are assigned to different taxing districts, so the rollout will be throughout Butler County, according to Butler County Auditor Roger Reynolds.

The review will generally be done from an Auditor vehicle, which will be clearly marked with Auditor’s Office identification on the doors, County license plates and a flashing yellow light on top. Our appraisers will be wearing Auditor ID and will have information handouts available.

It’s anticipated that the field review will continue through November 2019. In all, there are more than 163,000 improved parcels to visually inspect.

By conducting the 2020 review with Auditor appraisal staff rather than contracting it out, Reynolds is saving taxpayers approximately $2.5 million.

The 2014 reappraisal marked the first time that Auditor appraisers conducted the review in-house. Historically, Tyler Technologies had performed 100 percent of the duties related to each six-year reappraisal and triennial update in Butler County. However, for the 2014 reappraisal, Reynolds challenged the appraisal staff with the opportunity to perform much of those duties. In addition to saving the office and taxpayers about $1.5 million, the appraisal division benefited from an expanded skill set resulting from more training and experience in the reappraisal process.

The Auditor’s Office also conducted the 2017 reappraisal in-house at a savings of more than $100,000.

Performing significant portions of a reappraisal in-house is not a common approach taken by other counties in the state. In fact, based on 2014 reappraisal contract price reports from the Ohio Department of Tax Equalization, only eight counties did so during that cycle.