

Publications

Time is Running Out to File Real Property Tax Complaints in Ohio for Tax Year 2025

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With only about a week until the March 31 filing deadline, time to file your real property tax complaints is quickly running out.

For tax year 2025, nine of Ohio's counties were required to reappraise real property tax values and 11 were required to update values. Tax year 2025 values have an assessment date of January 1, 2025 and are the basis for property tax bills paid during calendar year 2026.

It can be difficult for the county to fully understand specific challenges facing a particular property or property type. The mass appraisal process often overlooks key factors in valuing a market segment or a single property. It is essential that property owners be proactive and review any change in value and determine how the potential changes affect property tax expenses.

All complaints must be filed on or before **March 31, 2026**. If you miss this rapidly approaching deadline, you forego the opportunity to contest the value of property for tax year 2025. Don't miss – file now!

While valuations can be challenged in any county and at any time, the following counties were required to reappraise or update the tax values as of January 1, 2025:

REAPPRAISAL COUNTIES

UPDATE COUNTIES

Carroll

Champaign

Clark

Fairfield

Logan

Marion

Medina

Miami

Ross

Union

Wyandot

Adams
Columbia
Hancock
Holmes
Lawrence

Meigs
Monroe
Paulding
Scioto
Tuscarawas
Washington

Vorys has significant experience in analyzing real property tax assessments and securing real property tax savings for property owners across Ohio and the nation. To discuss an analysis of the opinions of value assigned by your county auditor, please contact us for a complimentary review.