



Stark County Auditor's Office

Achieving Excellence in Fiscal Responsibility



Kim R. Perez
County Auditor

Stark County Auditor's Report

Issue One

HOW TO CONTACT US

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Hours: 8:30 a.m. - 4:30 p.m.

Web Site:

www.auditor.co.stark.oh.us

KIM PEREZ
Stark County Auditor

A Message From the Auditor

In these tough economic times, it is more important than ever to ensure that public funds are being spent wisely and efficiently. In an effort to do that, this report is being distributed to the public as a cost effective way to inform residents about programs initiated and administered by the Stark County Auditor's office.

This format will minimize expenditure costs for the auditor's office by decreasing or eliminating other more traditional forms of informational notifications. In this issue, we will discuss the triennial update, our new license agency, the 2010 census, and Pictometry visual imagery.

One of the primary duties of the County Auditor is to appraise all property in the county every six years with a triennial review every three. This year is Stark County's triennial review year and with the housing market in the state of flux, it is important that as much information as possible about the review be available and distributed to the public. Inside this report, we will analyze and break down this information, so that people will have a basic understanding of the review process and be able to make judgments on their "market value" based on the facts.

The auditor's office appraisal system is much different than a normal appraisal that you may get when buying a house. We use a "mass appraisal" system that enables us to put "market values" on over 195,000 parcels in the county. This system uses recent "arms length" sales and numerous other factors to generate statistical data to formulate values. These values are then approved by the State of Ohio Department of Taxation.

When I became Auditor, I implemented a "neighborhood" approach to our appraisal system. That approach localizes our system by breaking down appraisal districts to much smaller districts that are at the neighborhood level. This in essence, enables us to be more accurate in valuing your property.

The employee's of the Auditor's office work hard everyday to fulfill the statutory requirements of the office and provide first rate service to the public in a efficient and cost-effective manner. Because of that commitment, we estimate a savings of \$188,000 using Pictometry as an appraisal tool in the Auditor's office this year. We anticipate additional savings in the years ahead while finding other innovative ways to provide quality services at reduced costs.

We look forward to continuing our commitment to the people of Stark County and always welcome your questions, comments, and suggestions. I look forward to providing you with additional information in the months ahead about issues important to all of us.

!!!! IMPORTANT !!!!

For more information about "market values" or if you have a question, call the Stark County Auditor's Office at 330-451-7085 or go to our website at: www.auditor.co.stark.oh.us under the what's new section.



Property Market Values: 2009 Triennial Update



What is the Triennial Update? By state law, the Auditor's office is responsible for the valuation of real estate. The revaluation of property in Stark County, and the property value update, are two instances when all real estate must be reviewed to reflect the current market. Every county in Ohio must conduct a triennial update of values in compliance with Ohio Department of Taxation rule 5705-3-02 (D). This rule necessitates that the County Auditor revalue all real property every six years (revaluation), and update those values in the middle of the cycle, or third year (triennial update). Since the last full reappraisal was done in Stark County in 2006, an update must be performed by the Auditor's office this year.

The Ohio Division of Tax Equalization (DTE) issues recommendations to the Auditor's office for adjustments to property values based on sales ratio studies conducted semi-annually. These changes are recommended based on the type of property and district. After the DTE issues the recommendations for the update, the Auditor proceeds to make the changes to the valuation for the 2009 tax year. It is important to note that these changes will be reflected on the 2010 tax bills since we pay taxes a year in arrears.

After the update of values is complete, the Auditor submits an abstract of the updated property values to the DTE for approval. The DTE reviews the property values for accuracy and approves their use for taxation purposes.

A New Approach: Neighborhood Analysis Of Sales Data



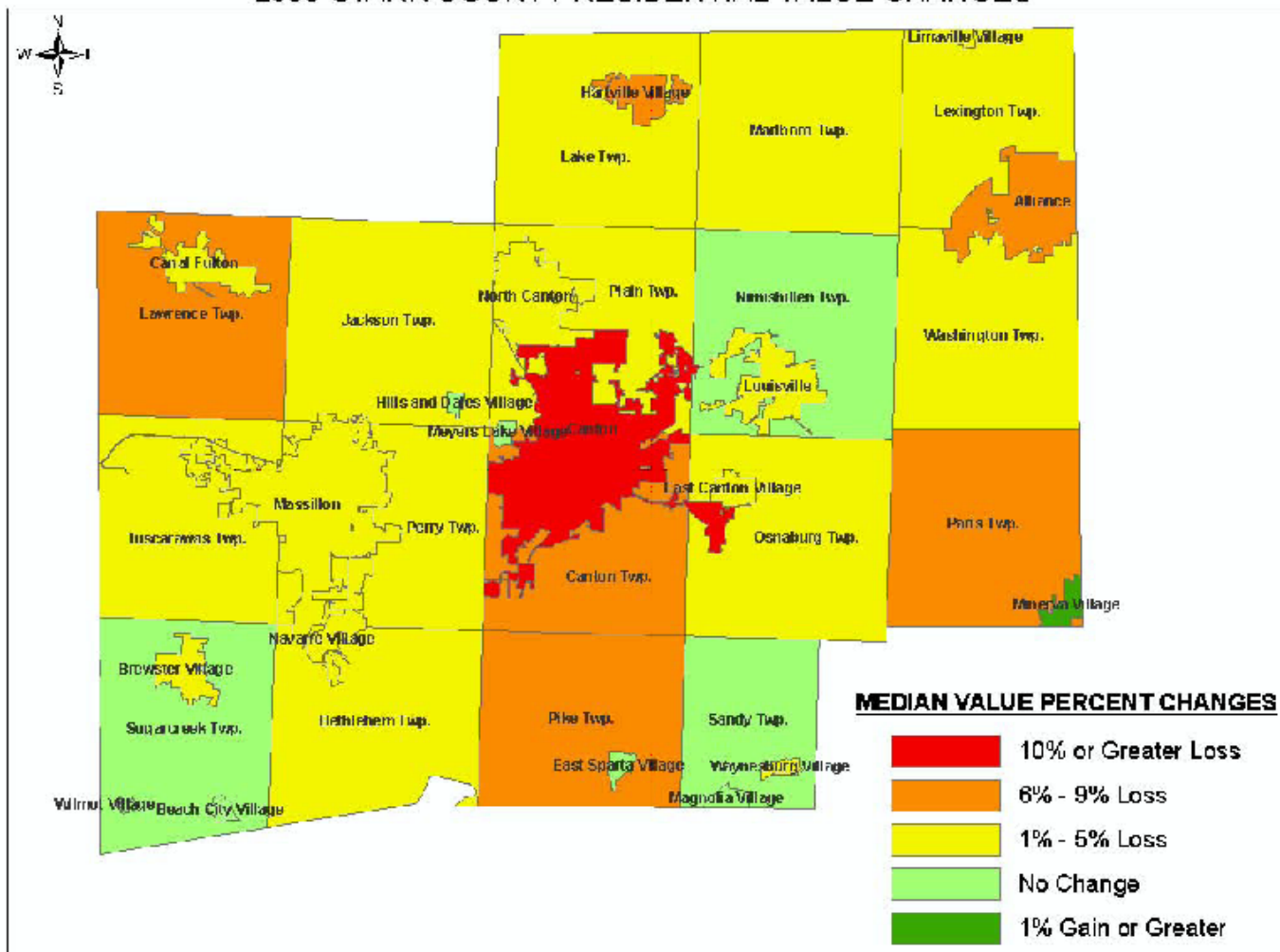
In the past, triennial revaluations sales were analyzed on a broader scale and adjustments were made looking at sales within townships, cities and villages.

When Auditor Perez took office, he incorporated more of a neighborhood approach to analyze sales data for the 2006 reappraisal. Cities were divided into neighborhoods using grade school boundaries as a guideline for mapping purposes. In the more densely populated townships such as Jackson, Lake, and Plain, allotments were designated as a neighborhood. In less densely populated townships such as Pike and Sandy, larger areas were designated.

Sales were analyzed within each of the neighborhoods so the range of values were much closer when compared to analyzing a broader area as in the past. This method is more precise and is a much fairer method of valuation since sales are being compared to properties that are more similar in nature within a designated area (your neighbors).

The triennial update will be using the neighborhood approach that was established in the 2006 reappraisal. Instead of updating an entire township, village or city with an average adjustment, each neighborhood will be adjusted according to the sales within that neighborhood.

2009 STARK COUNTY RESIDENTIAL VALUE CHANGES



Stark County Auditor Appraisal Department Mission Statement

"It is our aim to provide efficient and courteous service to the public while maintaining accurate records that provide reasonable and uniform estimates of fair market value"

The Auditor's office appraisal department is here to serve you. If you feel we may help you with any property valuation questions, please don't hesitate to contact us.



Indicators of Equity for your Property

Here are some sources of information that are indicators of value which may help you to determine whether or not you are being treated equitably.

- Recent sales of similar homes in your immediate neighborhood.
- The asking price of homes in the immediate neighborhood that are or have been offered for sale. This usually sets the upper limit of what that house is going to sell for.
- The asking price of homes for sale in very similar neighborhoods in a reasonable proximity to the subject property. Homes for Sale booklets are distributed free by the Board of Realtors at many locations throughout the county.
- Realtors can often offer good approximations of the market value of properties.
- Appraisals made by independent appraisers for the use of banks in making mortgage loans or for estate purposes. Caution: Both of these can be very conservative to either protect the bank's interests or to minimize estate taxes for the family.
- Amounts of value set for insurance coverage on the house, if this amount is updated annually. The value stated on the policy is typically based on replacement cost which is before depreciation as displayed in our market summary. Be sure to look at the "REPL VALUE" line on the public record if comparisons are to be made.
- Appraisals made for equity loans. These may also be conservative when compared to the county's total value, because they are second loans and the bank does not want to lose money if a quick sale is needed.



2009 Median Residential Values % Change			
CVT	2006 Value	2009 Value	% Change
Alliance	58,400	55,500	-7.2
Beach City	55,700	55,700	0.0
Bethlehem	81,050	80,650	-1.0
Brewster	80,200	77,200	-3.7
Canal Fulton	119,600	112,800	-4.5
Canton City	61,400	55,300	-10.0
Canton Twp	92,100	84,400	-6.9
East Canton	87,800	87,150	-0.7
East Sparta	72,050	72,050	0.0
Hartville	130,100	120,100	-6.3
Hills & Dales	378,700	378,700	0.0
Jackson	154,200	148,500	-3.8
Lake	148,500	142,500	-4.4
Lawrence	130,900	121,600	-6.8
Lexington	96,500	92,150	-4.5
Limaville	48,400	46,100	-4.5
Louisville	122,950	116,000	-5.4
Magnolia	85,300	85,300	0.0
Marlboro	130,000	125,500	-3.7
Massillon	77,600	72,900	-3.5
Meyer's Lake	130,700	130,850	0.0
Minerva	76,750	78,300	2.3
Navarre	80,300	78,850	-1.7
Nimishillen	114,200	113,100	0.0
North Canton	128,800	124,300	-3.8
Osnaburg	96,500	96,000	-0.7
Paris	100,900	94,000	-6.7
Perry	106,000	100,400	-4.9
Pike	103,900	95,500	-7.0
Plain	125,400	120,600	-2.6
Sandy	71,900	71,900	0.0
Sugarcreek	96,900	96,900	0.0
Tuscarawas	107,700	102,000	-3.7
Washington	123,200	115,400	-1.4
Waynesburg	71,700	68,500	-4.6
Wilmot	50,200	50,200	0.0
STARK	103,400	98,200	-4.8

Frequently Asked Questions (FAQ'S)



Q. Why is my value higher than my neighbor's property?

A. Are you comparing similar properties? Square footage, age built and amenities such as extra baths, finished basement, decks, lot size, etc. will generate different values.

Q. Why are my taxes higher than a similar house in a different township or city?

A. Each tax district has a different rate due to levies passed.

Q. I think my value is too high, what can I do to have it changed?

A. First, determine if there are any errors on the record that affects value. Second, was there a recent sale on the property, if so provide us with the closing statement for review. Thirdly, if there has been a recent appraisal on your property, provide us with the full appraisal to review. Please provide any information you may have to our office by October 1. Lastly, if none of the above apply, the property owner may file a board of revision complaint. Evidence must be provided by the owner.

Q. I have read property values are down 25%, is my value going down 25%?

A. Many times the news media will site an average statistic of market value trends. We look at each neighborhood to determine what the market trends are for that particular neighborhood. The average is compiled from a wide range of sales and one must be careful when looking at average figures.

Q. If my value decreases will my taxes decrease?

A. The auditor's office is responsible only for the value. Taxes are determined by the levies and the board of tax equalization at the state level.

Q. If I recently purchased a property and the auditor's value is higher, shouldn't my value decrease?

A. We do not automatically substitute a sale value. Many sales are not "arms-length" sales or market sales. For example: a sale between relatives may not be a true market sale because a special consideration is given to the buyer because of the relationship. If you have purchased the property on the open market, contact our office and we will advise you of the proper procedure. Typically our office will want to look at your closing statement and/or a recent appraisal. After a review of the information provided, our office will then substitute the purchase price as the final appraised value. All information must be submitted to our office no later than October 1.



Start Planning for the 2010 Census

The countdown to the 2010 Census has begun, and the U.S. Census Bureau is looking to national, tribal, state and local officials and community leaders to ensure an accurate count. With Census Day in less than a year – April 1, 2010 – the Census Bureau has launched a critical national effort that affects the apportionment of congressional seats, and how the federal government annually allocates \$300 billion in federal assistance to state, local and tribal governments.

United States Census 2010

The 2010 Census will have one of the shortest census questionnaires in the history of the United States, dating back to the nation's first census in 1790. The 2010 Census will ask for name, gender, age, race, ethnicity, relationship and whether the householder owns or rents their home. The census form will take only about 10 minutes on average to complete, and answers are protected by law and strictly confidential.

Reasons for residents to be aware of the upcoming census and the need to participate are:

- Governments use census information for planning and allocating funds for new public buildings, highway safety and public transportation systems, and many other projects.
- Community organizations use the census to develop social service programs, community action projects, senior programs and child-care centers.

For information about forming a Complete Count Committee, call 313-396-5200 or visit <http://www.census.gov/Detroit>. More information about the 2010 Census can be found at <http://www.census.gov/2010census>.

Pictometry: Efficient, Cost Effective Government

Working with former Congressman Ralph Regula, the Stark County Auditor's office wrote a grant for Stark County to receive Pictometry intelligent images software program. Pictometry's state of the art image process captures every square foot of an area in high resolution detail, from both orthogonal and oblique angles, giving Pictometry's imagery something traditional aerial imagery or even satellite and GPS mapping can't provide. Currently, we are also working with Congressmen John Boccieri to obtain federal funds for future image updates for Stark County.

The imagery is being used by the Auditor's Office, 911 dispatching, safety forces, and law enforcement. One example of this valuable tool is that it enables fire departments to measure structures and find the distance to the nearest hydrant before they get to a fire. It has hundreds of applications and is being used extensively by our GIS department and by cities, villages, and townships across the county.



The Auditor's office also uses it extensively in its appraisal department as a tool for viewing and measuring homes and buildings. It is estimated that in 2009 alone, the Auditor's office will save \$188,000 using Pictometry. In addition, with ChangeFindr software add-on, any change (new structure, deck, porch, etc.) that occurs on a property will be identified, ensuring accurate, fair, valuation for all county residents.

Pictometry images are available to the public on our website at www.auditor.co.stark.oh.us under the tab real estate search.

Auditor's Office: Providing Additional Services to Stark County



North Canton License Agency

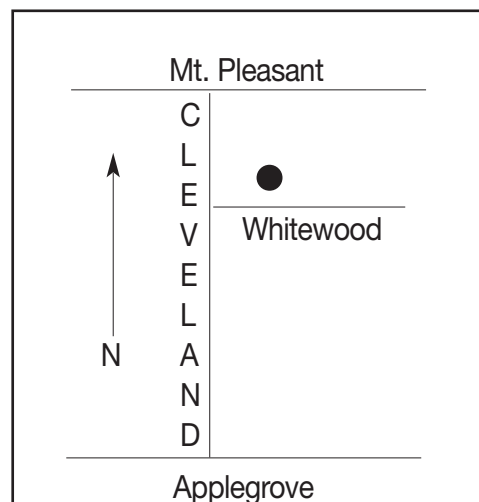


The Stark County Auditor working in conjunction with the State of Ohio Bureau of Motor Vehicles has opened a license agency to serve the residents of Stark County. For convenience, this one-stop shop facility combines a license agency with a Stark County Clerk of Courts Title Office and an Ohio State Highway Patrol Testing Station.

The North Canton License agency is a full service Deputy Registrar that provides driver's licenses, vehicle registrations and inspections, I.D. cards, placards, temporary packets, etc. The agency also sells watercraft registrations and dog licenses. If you have any questions or comments, please contact the License Agency at 330-498-0255. The North Canton license agency address and hours of operation are:

North Canton License Agency
3187 Whitewood Street NW
Whitewood Plaza
North Canton (across from Fishers)

Hours of Operation:
M-W-T-F 8:00-5:00
Tues. 8:00-6:30
Sat. 8:00-2:00



Directions: Located off Cleveland Ave. NW in North Canton between Applegrove St. NW and Mt. Pleasant St. NW