



2015 TRIENNIAL VALUE UPDATE



On the third year between revaluations (last revaluation was completed in 2012), the County Auditor is required to perform an update on the sales which have occurred in the prior three years and provide for a percentage adjustment to be made to the values of all properties in each given market area.

This year, Lucas County looks at sales from **2012, 2013, and 2014** to determine whether a change in market value has taken place since 2012. Because this is a triennial update, the Lucas County Auditor's Office will look at sales, not each individual parcel.

2015 Triennial Value Change Notices are being mailed by neighborhood group throughout the summer. Once you receive your notice, please proceed with the steps below.

What are Your Responsibilities as a Property Owner?

1 Check your data and value.

The more accurate the data on record is for your property, the more accurate your valuation will be.

2 Report any physical changes or discrepancies

about your property to the Lucas County Auditor's Office since your last value was issued in 2012.

3 Provide feedback to the Auditor's Office

about your data and value to ensure its accuracy.

4 If you would like to meet with an appraiser,

please call (419) 213-4406 for your appointment.

Triennial Update Information  www.co.lucas.oh.us/tri2015

PROPERTY REVIEW MEETINGS TRIENNIAL

Unless otherwise noted, all events are scheduled 11 a.m. - 7:00 p.m.

Property owners have the opportunity to report a discrepancy and request a VALUE ADJUSTMENT by filing a PROPERTY REVIEW.

<p>Whitehouse Village Hall July 27 & 28 6925 Providence St.</p>	<p>Monclova Township Hall July 29 & 30 4335 Albon Rd.</p>	<p>City of Sylvania Council Chambers August 3 & 4 6635 Maplewood Ave.</p>
<p>Sylvania Township Administration Hall August 5 & 6 4927 Holland Sylvania Rd.</p>	<p>Springfield Township Hall August 10 & 11 7617 Angola Rd.</p>	<p>City of Maumee City Hall August 12 & 13 400 Conant St.</p>
<p>Ottawa Hills Administration Building August 17 2125 Richards Rd.</p>	<p>Oregon Administration Building August 18 & 19 5330 Seaman Rd.</p>	<p>Jerusalem Township Hall August 20 9501 Jerusalem Rd.</p>