

**WOOD COUNTY AUDITOR
FISCAL OFFICER & ELECTED OFFICIAL
TRAINING**

Thursday, Sept. 27, 2018



Real Estate Appraisal and Assessment

It is the duty of the County Auditor to see that every parcel of land and the buildings thereon are fairly and uniformly appraised and assessed for tax purposes.

A general reappraisal is mandated by Ohio law every six years (2017 pay 2018) with an update at the three year midpoint. (2020 pay 2021)

What is Market Value?

Ohio's Constitution, laws, and court cases have determined that for tax purposes the definition of "fair market value"

Is the price the property would be expected to sell for in the open market between a willing buyer and seller with all knowledge of the said property.

Market value also takes into consideration the *physical characteristic of the property, recent sales, and the location of the property.*

The County Auditor maintains a record for each property and these records are open for public inspection and in many counties available on the Internet.

2017 pay 2018 Tax Year

WOOD COUNTY	Taxable Valuation	
Ag Land	291,083,670	9%
Ag Building	59,259,560	2%
Residential Land	476,920,850	15%
Residential Building	1,556,201,980	48%
Mineral	2,760	0%
Industrial Land	41,049,530	1%
Industrial Building	147,402,570	5%
Commerical Land	159,661,690	5%
Commercial Building	362,258,450	11%
Real Public Utility	3,644,640	0%
Personal Public Utility	165,719,490	5%
	3,263,205,190	

Parcel Count Currently = 75,440

Total County Exempt Taxable Value = 702,147,420

Why is Reappraisal & Valuation important to YOU?
It is the base for your tax revenue & budget process!



TIME TABLE FOR BUDGET PROCESS

(updated 9/24/18)

	SUBDIVISIONS	
AUDITOR'S RESPONSIBILITY	May 1	The Auditor mails OR emails blank "Estimate of Revenue" forms to the subdivisions for the upcoming year, starting the budget process.
SUBDIVISION RESPONSIBILITY	July 20	"Estimate of Revenue" (Auditor Form ER-2) must be filed with the Auditor's Office. We will accept your "Budget Report" from UAN but it must also include your certification (Auditor Form ER-1) and a Debt Schedule (Auditor Form DS-1). If you have no outstanding debt, please mark "N/A".
AUDITOR'S RESPONSIBILITY		Auditor's Office creates "Official Certificate" and Rate Resolution and schedules hearings with the Budget Commission (Auditor, Treasurer, Prosecutor)
AUDITOR'S RESPONSIBILITY	September 1	"Official Certificate of Estimated Resources" is returned to the subdivisions along with 2 copies of the "Resolution Accepting the Amounts and Rates" which itemizes each of the voted & unvoted levies and amount of revenue generated by those levies. In addition, includes the new local government certification letter.
SUBDIVISION RESPONSIBILITY	October 1	An approved and signed copy of the "Resolution Accepting the Amounts and Rates" must be returned to the Auditor's Office.
AUDITOR'S RESPONSIBILITY	Oct. – Nov.	Auditor prepares end of year letter for subdivisions for their financial reports which includes values and rates. This is usually mailed or emailed December 1 st with blank balances form.
SUBDIVISION RESPONSIBILITY	December 1	Auditor mails or emails blank "Certificate of Total Amounts from All Sources Available for Expenditures and Balances" forms to the subdivisions. Think of this as an update to your Estimate of Revenue done in July. These forms must be completed using the ending cash balances as of December 31 st for all funds and reflect encumbrances.

SUBDIVISION & AUDITOR'S RESPONSIBILITY	Jan. 1 thru March 31	Completed "Certificate of Total Amounts from All Sources Available" is returned to the Auditor's Office. From this information the Budget Commission creates the "Amended Official Certificate of Estimated Resources". This document estimates the total revenue from all sources: taxes, other sources, and balances.
SUBDIVISION AND AUDITOR'S RESPONSIBILITY		The "Amended Official Certificate of Estimated Resources" is returned to the subdivision for use in preparation of the "Permanent Appropriation Resolution" which must be submitted to the Auditor prior to April 1 st . The amounts by fund in the Appropriation Resolution must not exceed the amount of revenue by fund as shown on the Amended Official Certificate. The Auditor compares the two documents to assure the Appropriations do not exceed the Amended Certificate and then issues a "Certificate of County Auditor" that the total appropriations from each fund do not exceed the Amended Certificate.
SUBDIVISION RESPONSIBILITY	April 1	Annual Appropriation Resolution must be filed with the Auditor. Subdivisions may no longer operate under temporary appropriations. Most of these forms mentioned in this time line are available on UAN or you may use the forms we send.



[Auditor Home](#)

Wood County Auditor

Fiscal Officer



Matthew Oestreich

Fiscal Officer Toolbox

- 2017 pay 2018 Taxable Values
- 2017 pay 2018 Tax Rates * includes rate adjustment approved April 5, 2018
- 2017 pay 2018 Estimated Revenue Township
- 2017 pay 2018 Estimated Revenue Municipalities
- 2017 pay 2018 Estimated Revenue Schools * includes rate adj. approved April 5, 2018
- 2017 pay 2018 Estimated Revenue County & Other
- 2017 pay 2018 School District Tax Guarantee Calculation
- SB 243 One Time Local Government Distribution
- 2016 pay 2017 Taxable Values
- 2016 pay 2017 Tax Rates
- 2016 pay 2017 Estimated Revenue Township
- 2016 pay 2017 Estimated Revenue Municipalities
- 2016 pay 2017 Estimated Revenue Schools
- 2016 pay 2017 Estimated Revenue County & Other

QUESTIONS ?

“What is Tax Millage?”

<i>2017 pay 2018</i>					
	Beg	End	Full	Ag/Res	Other
53520 - HASKINS CORP					
CURRENT	2014	2018	1.50	1.300993	1.418328
GENERAL	inside		1.80	1.800000	1.800000
POLICE	1984	cont	1.20	0.250804	0.349477
POLICE	2013	2017	3.00	2.601987	2.836656
STREET	2015	2019	2.00	1.598568	1.566186
TOTAL for Unit			9.50	7.552352	7.970647

Rate Types:

Public Utility = FULL

Ag/Res = Factored Rate

Com/Ind = Factored Rate

Levy Types:

Renewal

Replacement

Additional

Continuing

Reset Form

DTE 140R
Rev. 05/11
R.C. § 5705.03(B)

Certificate of Estimated Property Tax Revenue

Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate.

The county auditor of WOOD County, Ohio, does hereby certify the following:

1. On AUGUST 1, 2018, the taxing authority of the CENTER TOWNSHIP (political subdivision name) certified a copy of its resolution or ordinance adopted JULY 28, 2018, requesting the county auditor to certify the current tax valuation of the subdivision and the amount of revenue that would be produced by ONE & TWO TENTHS (1 .2) mills, to levy a tax outside the 10-mill limitation for FIRE purposes pursuant to Revised Code § 5705.19(l), to be placed on the ballot at the NOV, 6, election. The levy type is REPLACEMENT.
2. The estimated property tax revenue that will be produced by the stated millage, assuming the tax valuation of the subdivision remains constant throughout the life of the levy, is calculated to be \$ 55,902.
3. The total tax valuation of the subdivision used in calculating the estimated property tax revenue is \$ 46,585,030.

Auditor's signature

Date

How to determine tax mills needed?

1. Find your Townships taxable valuation

(can be found on page 84 of the Township Association book)

<https://www.co.wood.oh.us/auditor/Fiscal%20Officer%20.htm>

2. Find the taxable valuation

(50,000,000)

3. Determine dollars needed *(\$82,000)*

4. $\$82,000 / 50,000,000 = .001640$

would be 1.64 mill tax rate needed

Bloom Township

What does 1 mil generate?

Total Taxable Value	55,984,980
<i>(times .001)</i>	\$ 55,984.98

What millage generates \$120,000?

Total Taxable Value	55,984,980
<i>(\$120,000 divided by value)</i>	0.002143
	2.14 mills

Should we renew or replace?

2017 pay 2018	Beg Year	End Year	Full	Res/Ag	Other	RES/AG	REAL EST OTHER	RE PUBLIC UTILITY (f)	PERS PUBLIC UTILITY (d)	Total Real Estate
41008 - CENTER TWP						41,775,680	2,270,650	28,040	2,510,660	46,585,030
FIRE	2015	2017	1.20	0.725665	0.964725	30,315.15	2,190.55	27.05	3,012.79	35,545.54
GENERAL FUND	inside		2.10	2.100000	2.100000	87,728.93	4,768.37	58.88	5,272.39	97,828.56
ROAD & BRIDGE	inside		0.50	0.500000	0.500000	20,887.84	1,135.33	14.02	1,255.33	23,292.52
ROAD IMP	2017	2020	2.00	1.209442	1.607876	50,525.26	3,650.92	45.08	5,021.32	59,242.59
TOTAL for Unit			5.80	4.535107	5.172601	189,457.18	11,745.17	145.04	14,561.83	215,909.21

Renewal will generate the same dollars and is a “qualified levy”

Renewal - FIRE Levy	\$35,545.54
Replace - FIRE Levy	\$55,902.04

*What does
“outside the 10 mill limitation” mean?*

Millage voted by the taxpayers.

What does “inside millage” mean?

Un-voted millage guarantee.

Inside mills by Taxing District

EASTWOOD LSD/CENTER TOWNSHIP				C10
				00100
	INSIDE	VOTED	TOTAL	
WOOD COUNTY	2.40	12.80	15.20	
CENTER TOWNSHIP				
GENERAL	2.10			
ROAD	0.50	2.00		
FIRE FUND		1.20		
TOTAL	2.60	3.20	5.80	
EASTWOOD LSD				
GENERAL	5.00	26.90		
EMERGENCY GENERAL		4.30		
BOND		1.70		
PERMANENT IMPROVEMENT		2.00		
TOTAL	5.00	34.90	39.90	
PENTA JVSD				
GENERAL		2.20		
PERM IMP		1.00		
TOTAL		3.20	3.20	
MID COUNTY AMBULANCE DISTRICT				
GENERAL		2.00		
TOTAL		2.00	2.00	
GRAND TOTAL	10.00	56.10	66.10	

Inside mills by Taxing District

Dist	State No	TWP	SD	MUNI	Inside Mills
G24	0240	Jackson	McComb		7.80
G25	0250	Jackson	Bowling Green		7.60
G26	0260	Jackson	Patrick Henry		7.80
G27	0270	Jackson	McComb	Hoytville	10.00

What can inside mills be used for?

General Fund

Road

Road and Bridge

Permanent Improvements

Debt

Can inside millage be reapportioned?

<i>2017 pay 2018</i>	Beg Year	End Year	Full	Res/Ag	Other
41008 - CENTER TWP					
FIRE	2015	2017	1.20	0.725665	0.964725
GENERAL FUND	inside		2.10	2.100000	2.100000
ROAD & BRIDGE	inside		0.50	0.500000	0.500000
ROAD IMP	2017	2020	2.00	1.209442	1.607876
TOTAL for Unit			5.80	4.535107	5.172601

QUESTIONS ?