



Jennifer S. Hunter, CPA

Madison County Auditor's Office
1 North Main Street
London, OH 43140
740-852-9717

MADISON COUNTY AUDITOR

Triennial 2023

Dear Property Owner:

As Auditor, I am required by Ohio law to update real property values during the third year after a countywide reappraisal. This process is called the Triennial Update.

In the Triennial Update we review sales and do not actually view each property. The 2023 Triennial Update looks at sales from 2020, 2021 and 2022. After receiving a recommendation from the Ohio Department of Taxation and reviewing arm's length sales, some areas will receive an adjustment in value.

As your County Auditor, I assure you every effort is made to ensure a fair, equitable, and accurate value is placed on your property.

Regarding next year's real estate tax bill (2023 payable 2024), please keep the following in mind: 1) Your property taxes will not change in the exact dollar proportion to your percentage of value change. 2) Property taxes are primarily determined by the voters of Madison County; newly-enacted levies directly affect your property taxes. **2023 property taxes will not be available until election results are certified by the Board of Election and tax rates are certified by the State of Ohio. 2023 property taxes will be available late in December.**

If you have 2023 Triennial questions, I encourage you to contact my staff via the following options:

Email – auditor@madison.oh.gov

Call – 740-852-9717

**Mail – 1 N Main St—PO Box 47
London OH 43140**