



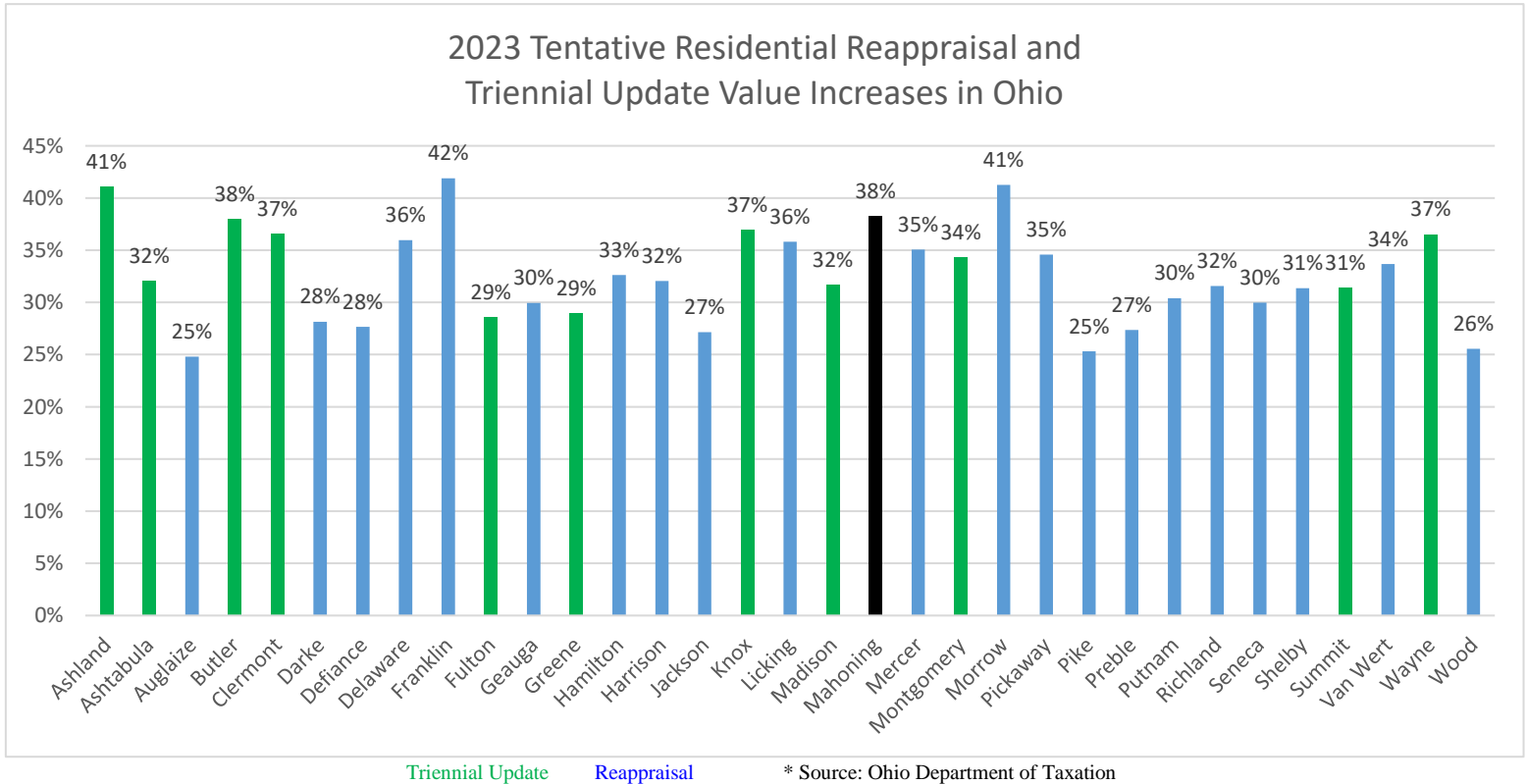
September 22, 2023

For Immediate Release

For more information, please call Auditor Ralph Meacham at 330-740-2010.

Mahoning County, Ohio – Last week, Auditor Ralph Meacham, CPA, released the tentative market values for the Tax Year 2023 reappraisal, and residential property owners will see a county-wide average increase in value of 38%.

“For the last several years, the housing market values steadily increased not just in Mahoning County, but state-wide,” Auditor Meacham stated. According to the Ohio Department of Taxation, 41 of Ohio’s 88 counties are undergoing either a reappraisal or triennial update for Tax Year 2023. The chart below shows the percentages of increase for many of those counties.



The Ohio Department of Taxation recommends a ratio for market value to sale price, also known as a sales ratio, of around 91%. The sale prices are actual sales of homes in Ohio during the year. As sale prices increased in 2021-2022, the sales ratio dropped as low as 68%. A reappraisal brings that sales ratio closer to the state recommendations.

In Mahoning County, as a result of the tentative reappraisal, Youngstown homeowners will see an average residential increase of 58%, Boardman and Austintown will see about 42%, while some of the rural townships will see ranges of 20% - 30%, as reflected in the chart below.

Mahoning County Taxing District	% Increase
01 SPRINGFIELD TWP SPRING LSD	26.49%
02 SPRINGFIELD TWP COL EVSD	27.05%
03 NEW MIDDLETOWN VILL SPRG LSD	34.90%
04 BEAVER TWP BDM SD	31.51%
05 BEAVER TWP SO RANGE SD	20.18%
06 GREEN TWP WESTERN RES SD	49.24%
08 BEAVER TWP CANF SD	22.82%
09 GREEN TWP SO RANGE SD	26.80%
10 GREEN TWP LEETONIA SD	28.64%
11 GREEN TWP WASH VIL LEET EVSD	37.99%
12 GREEN TWP CANFIELD SD	26.88%
13 GOSHEN TWP WEST BRANCH LSD	31.27%
15 SMITH TWP SEBRING LOCAL SD	39.76%
16 SMITH TWP WEST BRANCH SD	33.72%
17 SMITH TWP BELOIT VIL WBLSD	28.80%
18 SMITH TWP ALLIANCE CITY CSD	36.65%
19 SMITH TWP ALLIANCE CITY SD	33.01%
20 SEBRING VILL WEST BRANCH SD	34.71%
21 SEBRING VILL SEBRING LSD	48.22%
22 BERLIN TWP WEST RESV LSD	31.05%
23 ELLSWORTH TWP WESTERN RES SD	23.99%
24 ELLSWORTH TWP JACKSON MILT SD	22.92%
25 ELLSWORTH TWP CANFIELD SD	24.79%
26 CANFIELD TWP CANFIELD LSD	28.37%
27 CANFIELD TWP BOARDMAN SD	35.31%
28 CANFIELD CITY CANFIELD LSD	37.38%
29 BOARDMAN TWP BOARDMAN LSD	41.74%
30 BOARDMAN TWP POLAND SD	39.52%
31 BOARDMAN TWP YOUNGSTOWN SD	58.72%
32 BOARDMAN TWP CANFIELD SD	33.18%
33 CRAIG BEACH VILLAGE JMLSD	43.16%
35 POLAND TWP POLAND LSD	35.47%
36 POLAND TWP POLAND VILL POL LSD	29.15%
38 STRUTHERS CITY STRUTHERS SD	51.30%
39 POLAND TWP STRUTHERS SD	42.08%
40 LOWELLVILLE VILL LOWELLV LSD	26.49%
41 POLAND TWP LOWELLVILLE SD	32.42%
42 COITSVILLE TWP YOUNGSTOWN SD	31.47%
43 BEAVER TWP COLUMBIANA SD	21.76%
44 CAMPBELL CITY YOUNGSTOWN SD	36.67%
45 COITSVILLE TWP STRUTHERS SD	26.46%
46 CAMPBELL CITY CAMPBELL SD	50.05%
47 COITSVILLE TWP CAMPBELL SD	6.15%
48 AUSTINTOWN TWP AUSTINTOWN LSD	42.79%
49 AUST WEATHERSFIELD SD	38.55%
50 JACKSON TWP JACKSON MILTON SD	26.40%
51 MILTON TWP JACKSON MILTON LSD	41.67%
52 COITSVILLE TWP LOWELLVILLE SD	27.29%
53 YOUNGSTOWN CITY YOUNGSTOWN CSD	57.94%
54 FAIRFIELD TWP CLMBN CITY EVSD	36.93%
55 COITSVILLE TWP HUBBARD SD	28.24%
56 PERRY TWP SALEM CITY SRSD	0.00%
61 BEAVER TWP COLUMBIANA CITY SD	0.00%
**Total Average Residential Increase	38.14%

****DOES NOT include CAUV, New Construction, Demolition, Splits and Plats, etc.****

The Youngstown Columbiana Association of Realtors (YCAR) reports a decrease each year in the number of newly listed properties for 2021, 2022 and 2023. That lower inventory combined with historically low interest rates was a driving force in the increased sale prices that were recorded throughout Ohio.

Auditor Meacham also wants to make the public aware that taxpayers who received the Homestead Exemption and whose value was under \$25,000 prior to the reappraisal, only paid special assessments. However, if their new value goes above \$25,000, they may owe property taxes as well.

“House Bill 920, which was enacted in 1976, requires that tax rates be adjusted so that taxing authorities such as schools, townships, and cities do not collect more money than what voters approved at the ballot,” Meacham stated, adding that “...your percentage of value increase does not necessarily correspond to an equal percentage of increase in property taxes.” Levies approved in the November 2023 election will be adjusted for the 2023 values for taxes payable in 2024. Actual taxes due in 2024 cannot be calculated until the effective tax rates are calculated by the Ohio Department of Taxation in December.

Taxpayers can obtain their new tentative property values as well as the percentage of increase by taxing district by visiting the Reappraisal page on the Auditor’s web site at [Auditor | Mahoning County, OH \(mahoningcountyoh.gov\)](https://auditor.mahoningcountyoh.gov) or by calling the Reappraisal Hotline at 330-740-2758.

The Auditor will hold informal review sessions in October, and if warranted in November, for those taxpayers who wish to speak to an appraiser regarding their new tentative value. Taxpayers can schedule one of these sessions through the Auditor’s website or by calling the Reappraisal Hotline. The sessions can be done as a virtual meeting or a phone call.

The tentative values will be finalized in December and effective tax rates issued. Property tax amounts will be available mid-January, 2024.