



Ottawa Hills Real Estate Valuations Frequently Asked Questions

The purpose of this document is to provide clarity on valuation changes in Lucas County and how they affect Ottawa Hills residents' taxes.

Q: Who oversees valuation changes in Lucas County?

A: The Lucas County Auditor's office determines increases or decreases to residents' property valuations. The district does not have any role in these changes.

Q: How often are valuations changed?

A: The County looks at valuations every three years. A **reappraisal** is conducted every six years and involves a full evaluation of a property's market value, usually involving a physical inspection. A **triennial update** occurs every three years and is a less comprehensive adjustment based on recent sales data, typically without a physical inspection.

Q: Does the district see any increase in revenue from valuation increases?

A: The district does not receive increased revenue from valuation increases on voted levies. The district only collects the dollar amount approved by voters for each levy. However, the district does see increased revenue from the 4.9 inside millage, as required by law.

Q: If I disagree with my property's new valuation, what can I do about it?

A: Every resident is entitled to file a complaint with the Lucas County Board of Revision to challenge their valuation. Property owners must provide evidence supporting their request for a value change, such as recent sales figures, sales contracts, or independent appraisals.

Q: When must I file a complaint to the Board of Revision?

A: The Board of Revision application period is **January 1, 2025, to March 31, 2025**. More information, including instructions for filing an online complaint, is available [here](#).

Q: If I file a complaint to challenge my valuation, will the district file a counter complaint?

A: At this time, the district will not file a counter complaint to challenge a resident's valuation.

Q: Where can I find more information about real estate taxes and valuations and how they affect Ottawa Hills?

A: To learn more about how valuation changes affect residents and the district you can view Treasurer/CFO Mr. Siloy's Green Bear Finance video on real estate taxes [here](#).