

News Release

(January 14, 2025)
For Immediate Release

CRAWFORD COUNTY PROPERTY TAX BILLS RECENTLY MAILED

Bucyrus – Property owners across Crawford County will soon be receiving their tax bills for 2025, and County Auditor Robyn Sheets and County Treasurer Cindy Edwards provided additional details today.

The 2025 property tax bills that were recently mailed to all property owners reflect changes that are due, in part, to completion of the State of Ohio mandated Sexennial Reappraisal and the approval of levies by Crawford County voters.

The six-year revaluation of all real estate parcels in Crawford County, known as the Sexennial Reappraisal, was completed in the fall of 2024 and was based on sales and market data for the years 2021, 2022, and 2023. Ohio law requires the county auditor to view and appraise all real property within the county to reflect market values based on valid sales. A valid sale represents what a property would sell for in an open market between a willing buyer and a willing seller, neither under any pressure, and both having full knowledge about all relevant facts about the property. “The Auditor’s Office does not set market values,” Sheets stressed, “but rather adjusts property values to reflect the real estate market that is determined by buyers and sellers of real property within Crawford County.” During the Sexennial Reappraisal, all property within the county was also physically viewed by an appraiser to verify property characteristics and confirm property information such as land use and building square footage. Agriculture land values are determined by the State of Ohio based on formula inputs of crop prices, yield, non-land production costs, crop rotation, and a capitalization rate.

Another significant factor in determining the property tax charged is the approval of levies by the voters of Crawford County. Tax rates are determined by the budgetary requests of cities, schools, townships, etc. as authorized by vote of the people and are computed in strict accordance with procedures required by the State Department of Tax Equalization. The county auditor is also not authorized to raise or lower property tax rates.

In the 4th quarter of 2024, property owners were mailed a postcard offering them an opportunity to discuss any property value changes with the Auditor’s Office. Additionally, the Auditor’s Office held an informational meeting for agricultural producers in September. In October, appraisal and auditor staff were available to meet with property owners to discuss new property values, address their concerns, ensure they were receiving all available tax credits, and provide clarity prior to property values becoming finalized with the State of Ohio. These meetings also gave property owners an opportunity to understand how their property values are determined and how those values coupled with levy approvals translate into the property tax charged.

“With the recent mailing of property tax bills, we anticipate hearing from additional property owners throughout the County who wish to discuss the new values established for the properties.” Auditor Sheets stated. Auditor Sheets noted that, “We will have Appraisal staff available to discuss specific questions that the taxpayers may have as they come in to pay their property taxes or if they want to call the office for questions.” Property taxation in Ohio is complex and it is important for property owners to understand the factors and components that make up the tax charged. If you have specific questions about the reappraisal or levy impacts please reach out to the Auditor’s Office.”

Tax Bill Payment Information

County Treasurer Cindy Edwards outlines the administrative procedures of her office regarding the billing and payment process.

- 1st half real estate bills for 2024 were mailed on January 10, 2025.
- If you don’t receive a tax bill by January 27, 2025, call her office at 419-562-7861.
- The final date for payment is February 10, 2025. Mailed payments must have a U.S. Postmark of February 10, 2025 or earlier to avoid additional penalties.
- After this date, a 10% penalty will be charged.
- Credit card payments will be accepted over the phone by calling 1-855-825-0556, or via the Internet at www.crawford-co.org.
- Tax rates will be included with tax bills or copies are available in the Treasurer’s Office or accessible via the Internet.
- Property owners with purchase agreements should ensure that taxes are paid timely in order to avoid further penalties or legal action.
- Tax payments may also be made at any branch of First Federal Community Bank in Crawford County (Bucyrus, Crestline, New Washington). You must bring current tax bills if this option is chosen.
- Taxpayers may also submit their property tax payments via the mail slot at the entrance to the Courthouse. Please enclose your tax bill if using this method.
- Prepayment of taxes for next year begins in July of 2025. For more information, contact the County Treasurer’s Office.
- Payment plans are available for property owners that have delinquent charges. For more information, contact the County Treasurer’s Office.

In Conclusion

Auditor Sheets and Treasurer Edwards encourage all real estate property owners to review their tax bills to ensure that they completely understand the charges being assessed. Additionally, County Auditor Robyn Sheets and County Treasurer Cindy Edwards offer these suggestions:

- Review your tax bill thoroughly.
- Make sure you are taking advantage of all tax credits available to you.
- Determine what is causing your tax bill to increase - a change in your property value and/or additional levies.
- If the property value has increased, would you sell your property for the value indicated?
- If you disagree with the value assigned to your home, you may file a complaint with any evidence (such as recent sales data, construction costs, a recent appraisal of your property, etc.) you have, to the Crawford County Board of Revision, who is authorized by law to hear such complaints and is comprised of a County Commissioner, the County Treasurer, and the County Auditor.
- Complaints and evidence must be submitted to the Board of Revision, via the County Auditor's Office by March 31, 2025.
- Complaint forms are available at the County Auditor's Real Estate Department or by accessing the County's Auditor's website at <https://ccauditor.crawford-co.org>

The County Treasurer's Office can be reached at 419-562-7861 and the County Auditor's Office can be reached at 419-562-7941.