

_____ moved to amend as follows:

In line 1 of the title, after "to" insert "temporarily" 1

Delete lines 7 through 48 2

After line 48, insert: 3

"Sec. 5715.012. The tax commissioner shall make sales- 4
assessment ratio studies of sales and assessments of real 5
property for the purpose of determining the common level of 6
assessment of real property within the counties pursuant to 7
section 5715.19 of the Revised Code and for the purpose of 8
equalization. ~~Such-~~ 9

(A) Division (A) of this section shall apply to all tax 10
years other than tax years 2023, 2024, and 2025. Sales- 11
assessment ratio studies shall be based on a representative 12
sampling during the three years prior to the tax year to which 13
the sample is applied of open market arms' length sales by a 14
willing seller to a willing buyer for a current like use within 15
the class or classes of real property sampled by the board. 16
Where there are not sufficient arms' length sales to constitute 17



a representative sampling for such studies within a class, the 18
commissioner may also conduct appraisals of real property in 19
that class, which shall be a part of such studies. Such studies 20
and other information of the commissioner may be used by the 21
commissioner as guidelines, where applicable, in the 22
equalization of a class or classes of real property. Such 23
studies or other information of the commissioner shall not be 24
applied by the commissioner on a taxing district, countywide, or 25
statewide basis for the purpose of equalization unless the 26
commissioner first finds there are sufficient arms' length sales 27
for a like use included in the sample in a class, or arms' 28
length sales and appraisals conducted by the commissioner for a 29
like use included in the sample in a class, to provide an 30
indication that said sales or sales and appraisals in the class 31
are representative of all parcels in the class. 32

In addition, the commissioner shall make other studies of 33
the value of real property within the counties which may be used 34
as guidelines, where applicable, in the equalization of a class 35
or classes of real property. 36

(B) Division (B) of this section shall apply to tax years 37
2023, 2024, and 2025. Sales-assessment ratio studies shall be 38
based on all open market arms' length sales during the three 39
calendar years prior to the tax year to which the study is 40
applied between a willing seller and a willing buyer for a 41
current like use within the class or classes of real property 42
studied. In conducting such studies, the commissioner shall not 43
give more weight to sales occurring in any particular year 44
during that three-year period. The commissioner shall confirm 45
the sales data with data collected by county auditors. If the 46
number of arms' length sales for a like use within a class of 47
property in a county during that three-year period does not 48

equal at least five per cent of the total number of properties 49
in the county within that class, the commissioner may also 50
require that the county auditor conduct appraisals of real 51
property in that class, which shall be a part of such studies. 52
The commissioner shall use such studies and other information, 53
including current economic conditions, in the equalization of a 54
class or classes of real property. Such studies or other 55
information of the commissioner or a county auditor shall not be 56
applied by the commissioner on a taxing district, countywide, or 57
statewide basis for the purpose of equalization unless the 58
commissioner first finds there are sufficient arms' length sales 59
for a like use included in the sample in a class, or arms' 60
length sales and appraisals conducted by an auditor for a like 61
use included in the sample in a class, to provide an indication 62
that said sales or sales and appraisals in the class are 63
representative of all parcels in the class. 64

In addition, the commissioner shall collaborate with 65
county auditors to collect data and make other studies of the 66
value of real property within the counties, which may be used as 67
guidelines, where applicable, in the equalization of a class or 68
classes of real property." 69

In line 51, delete "The amendment by this act of section 5715.012" 70

Delete lines 52 and 53 71

The motion was _____ agreed to.

SYNOPSIS 72

Property tax sales-assessment ratio studies sunset 73

R.C. 5715.012

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Limits the bill's modifications of the procedures that the Tax Commissioner must use to gather data used to perform "sales-assessment ratio studies," which compare the sales prices and auditor's assessed value of properties to ensure property is being assessed at a uniform 35% of its value, to tax years 2023, 2024, and 2025.

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