



Franklin County Auditor's Office Gahanna City Council

2026 Property Value Update Process

- 🏠 All county auditors in Ohio are required by state law to update the value of all properties.
- 🏠 Property owners play an important role with the Auditor's office in making sure the value is fair and accurate.



What Happens During This Update Process?

- 🏠 The Auditor's office determines whether a change in market value has taken place since the last reappraisal based on an analysis of 'arms-length sales' that have taken place in the past three years.






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- 🌐 Auditor.FranklinCountyOhio.gov/KYHV
- ✉️ AuditorStinziano@FranklinCountyOhio.gov
- 📞 (614) 525-HOME (4663)




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How does the appraised value affect my property taxes?

-  Ohio law states that the taxable value of your property is 35% of the appraised value of your home set by the county auditor. That means if your home is valued at \$150,000 by the county auditor, your taxable value would be \$52,500.
-  Your property taxes are 35% of the auditor's value multiplied by your effective tax rate (also known as your millage). Most property taxes are established at the ballot box through your voted levies.
-  Because your taxes are made up of the taxable value of your home and your effective tax rate, an increase in your home value **DOES NOT** necessarily mean an increase in your property taxes.

Your Auditor's office is here to help!

-  If, after you've reviewed your proposed updated property value, you believe it to be incorrect, you can visit the Know Your Home Value website (→) to submit documentation or schedule a Property Value Review with a member of the Auditor's office appraisal team.



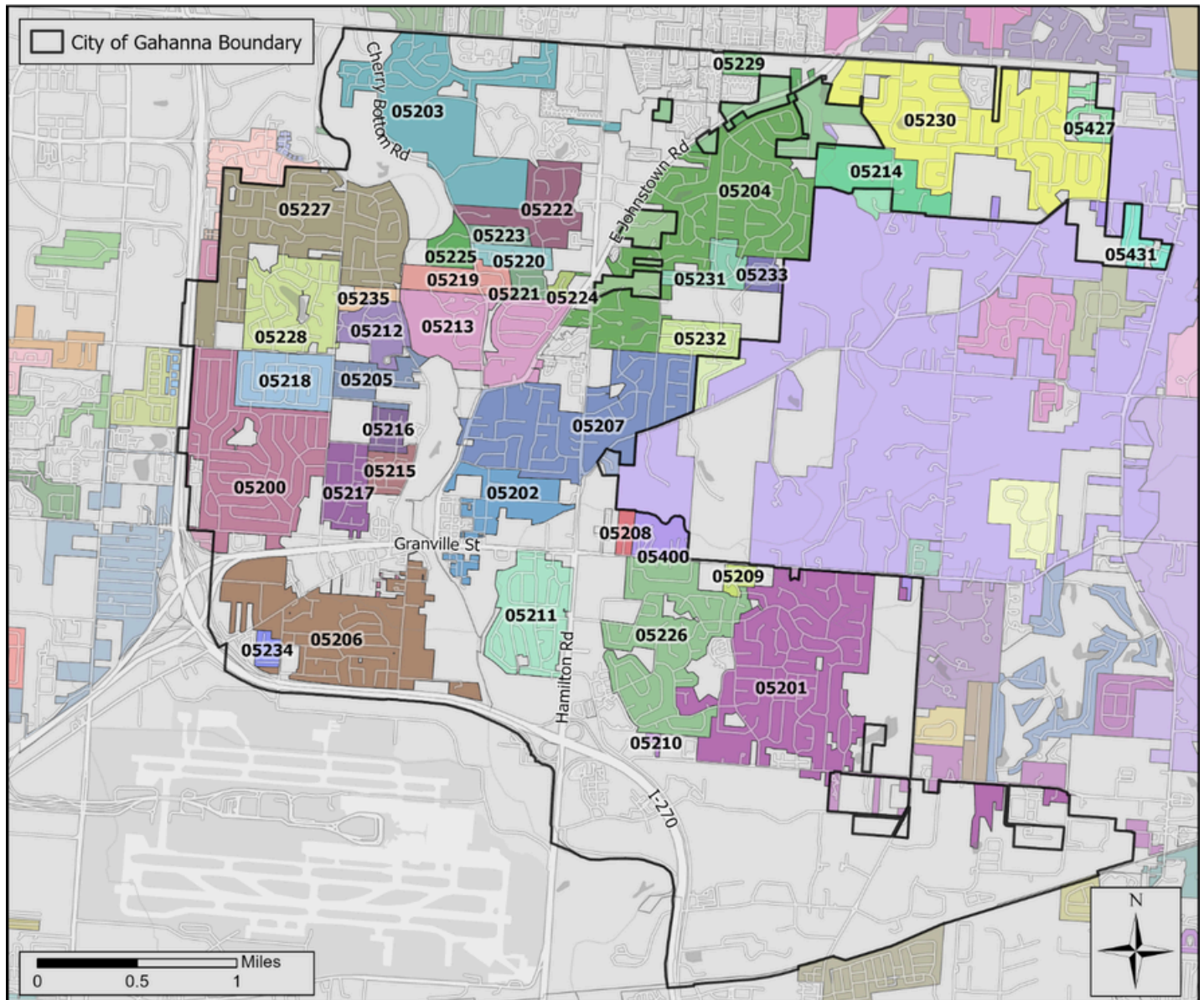
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2026 Delineated Appraisal Neighborhoods



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2023 - 2026 Median Value Data by Neighborhood

NBHD	Appraisal Description	Parcel		Median	Median Tentative
		Count	2023 Value	2026 Value	
05200	GAHANNA-NORTH WEST	1097	\$209,900	\$249,900	
05201	RAHBURN WOODS/HUNTERS RIDGE	1024	\$383,800	\$408,350	
05202	GAHANNA-SOUTH CENTRAL	214	\$276,700	\$289,250	
05203	CHERRY BOTTOM GLADE	407	\$349,300	\$348,900	
05204	GAHANNA-CENTRAL EAST	908	\$455,500	\$481,000	
05205	GAHANNA-MCCORKLE PARK	130	\$370,050	\$402,800	
05206	GAHANNA-SOUTHWEST	542	\$270,150	\$292,150	
05207	GAHANNA-SOUTHEAST	740	\$323,950	\$362,500	
05208	SOUTHWIND	20	\$456,950	\$510,600	
05209	HUNTERS RIDGE TOWNHOMES	77	\$207,900	\$238,600	
05210	TAYLOR FALLS TOWNHOMES	35	\$193,900	\$214,300	
05211	GRAMERCY PARK ESTATES	422	\$268,200	\$300,650	
05212	FOUNDERS RIDGE	93	\$537,800	\$532,100	
05213	GAHANNA-CENTRAL WEST	233	\$577,400	\$579,400	
05214	VILLAGES AT ROCKY FORK	17	\$1,399,700	\$1,399,700	
05215	IMPERIAL RISE SECTION 4	82	\$353,950	\$385,350	
05216	IMPERIAL RISE SECTION 3	74	\$258,700	\$279,900	
05217	IMPERIAL RISE SECTION 1, 2	172	\$244,250	\$289,750	
05218	BRENTWOOD	360	\$233,200	\$279,400	
05219	CHERRY RUN/ CHERRY BOTTOM	87	\$373,400	\$404,700	
05220	ACADEMY ACRES	54	\$367,150	\$403,450	
05221	CHERRY BOTTOM GARDENS	36	\$343,250	\$373,750	
05222	ACADEMY RIDGE	140	\$514,700	\$595,000	
05223	ACADEMY WOODS	34	\$389,750	\$423,050	
05224	CHERRY WOOD PLACE	20	\$477,500	\$478,750	
05225	CLIFFSIDE	53	\$406,500	\$441,800	
05226	HUNTERS RIDGE SEC 5	644	\$324,250	\$356,850	
05227	AMBASSADOR COMMONS/WOODSIDE GREEN	967	\$295,400	\$337,200	
05228	WOODSIDE GREEN	418	\$357,450	\$398,450	
05229	LUDWIGS ROCKY FORK	85	\$295,900	\$321,700	
05230	HARRISON POND	593	\$521,000	\$583,200	
05231	SARATOGA	92	\$334,400	\$364,150	
05232	DEER RUN	177	\$381,000	\$469,100	
05233	BYRN MAWR WOODS	36	\$502,300	\$550,100	
05234	GOSHEN PARK	48	\$253,200	\$277,200	
05235	PINNACLE WOODS	29	\$388,300	\$426,600	
05400	JEFFERSON TWP	639	\$404,700	\$463,800	
05427	GREENS AT CLARENTON	103	\$435,800	\$466,600	
05431	VILLAGE AT HANNAH FARMS	65	\$597,200	\$637,600	



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