

REAL PROPERTY

In tax year 2005, the assessed valuation of real property was nearly \$222.5 billion, an increase of approximately 9.8 percent over the 2004 amount. Taxes on these values were distributed by county auditors to the local taxing authorities during calendar year 2006. Net taxes charged after the application of the reductions required by Ohio Revised Code section 319.301 were more than \$12.3 billion for tax year 2005, an increase of 9.2 percent over 2004. This figure is before deductions of the tax rollback of 10 percent on all real property, as well as the homestead exemption and the 2.5 percent rollback for owner-occupied dwellings.

The state reimburses local governments for the full amount of the 2.5 and 10 percent rollbacks, as well as for the homestead exemption. The estimated amount of property tax relief for calendar year 2005 (reimbursed in 2006) was approximately \$893.7 million for the 10 percent reduction, \$68.6 million for the homestead exemption, and roughly \$172.3 million for the 2.5 percent reduction. These figures do not include those taxpayers that filed late for the homestead and 2.5 percent reductions.

Under state law and Department of Taxation rules, real property in all counties is reappraised every six years and property values are updated in the third year following each sexennial reappraisal. The department compares the assessed taxable value to the sales price of properties, then uses these sales ratios to check the reappraisal process.

TAXPAYER:

All real property owners who are not specifically exempt are subject to the real property tax.

TAX BASE (OHIO REVISED CODE 5713.03, 5715.01):

The real property tax base is the taxable (assessed) value of land and improvements. The taxable value is 35 percent of true (market) value, except for certain land devoted exclusively to agricultural use.

RATES (R.C. 319.301, 5705.02-.05, 5705.19):

Real property tax rates vary with the taxing jurisdiction. The total tax rate includes all levies enacted by a legislative authority or approved by the voters for all taxing jurisdictions in which the property is located (e.g., county, township, municipality, school district, etc.). In 2005, the statewide average "gross" millage rate was 85.24 mills on residential and agricultural real property; and the statewide average "effective" millage rate on all real property was 55.18 mills. The difference between the gross and effective rate is due to the tax reduction factors, which generally prevent increases in voted taxes when the valuation of existing real property is increased (see **Credits**).

The Ohio Constitution prohibits governmental units from levying property taxes that in the aggregate exceed 1.0 percent of true value, unless the voters approve them. This is known in state law as the 10-mill limitation on nonvoted or "inside" millage. The inside mills are levied on taxable value — 35 percent of true value — creating a statutory limit of 0.35 percent, or nearly three times as strict as the 1.0 percent constitutional limitation.

EXEMPTIONS (R.C. 5709.07-18, 5709.25, 5713.23, 5713.31, 6111.34):

The Ohio Constitution requires real property (land and improvements) to be taxed by uniform rule according to value. Authorized exemptions implemented by statute include:

- 1. General.** Real property of governmental or private institutional organizations on the grounds of ownership and/or usage (e.g., schools, charities, churches, municipal corporations, etc.) is generally exempted. Many other specific exemptions are provided for by the Revised Code.
- 2. Farm Land.** Land devoted exclusively to commercial agricultural use may be valued according to current use instead of "highest and best" use. Such land must meet one of the following requirements for three years prior to the year in which application for the current use treatment is made:
 - (a) ten acres or more must be devoted to commercial agricultural use; or
 - (b) under ten acres must be devoted to commercial agricultural use and produce an average yearly gross income of at least \$2,500.
 In addition, when the land is converted from agricultural use, a charge is levied on such land in an amount equal to the amount of tax savings on the converted land during the three tax years immediately preceding the year in which the conversion occurs.
- 3. Forest Land.** Forest land, devoted exclusively to forestry or timber under the rules of the Ohio Department of Natural Resources, Division of Forestry, may be taxed at 50 percent of the local rate.

CREDITS (R.C. 319.301, 319.302, 323.151-.157):

- 1. Percentage Rollbacks:** Under prior law, tax relief was granted in the form of a 10 percent reduction in each taxpayer's real property tax bill. Starting with tax year 2005, the 10 percent rollback is applied to all real property that is not intended primarily for use in a business activity. In addition, a 2.5 percent rollback of real property taxes is granted on a homestead that is occupied by the homeowner. The state reimburses local governments for the cost of these tax credits.
- 2. Tax Reduction Factors:** For purposes of the tax reduction factors, real property is divided into two classes: Class I for residential and agricultural property and Class II for all other real property. Separate percentage reductions are applied to taxes levied against each of these two classes when the value of existing real property in the class increases. These reduction factors remain in effect until there is an increase in the value of existing property (new construction would not trigger a change in reduction factors). New reduction factors are calculated annually and applied. The computation of these percentage reduction factors involves the following:
 - (a) Tax reduction factors are calculated to eliminate the effect of an increase in the valuation of existing real property in a taxing unit (school district, county, municipality, etc.) on certain voted taxes.
 - (b) If the tax reduction factors result in an effective tax rate, for current expenses of a school district, of less than 20 mills on real property in either class, the reduction factors are adjusted to yield a minimum of 20 effective mills. The reduction factors of joint vocational

school districts are adjusted to yield a minimum of two effective mills on each class of real property.

These factors are applied to the taxes levied on real estate, including public utility real property. The result of these calculations yielded net taxes of approximately \$12.3 billion in tax year 2005, as shown in the tax tables in this section.

3. Homestead Exemption: Property tax reductions are granted to qualified low-income homeowners who are at least 65 years of age or are permanently and totally disabled or to surviving spouses at least 59 years of age if the deceased spouse had previously received the exemption. The reduction is equal to the gross millage rate multiplied by the reduction in taxable value shown in the following schedule (for tax year 2006):

Total Income of Owner and Spouse	Reduce Taxable Value by the Lesser of:
\$13,400 or less	\$5,500 or 75%
More than \$13,400 but not more than \$19,700	\$3,400 or 60%
More than \$19,700 but not more than \$26,200	\$1,100 or 25%
More than \$26,200	-0-

Since tax year 2000, the income brackets have been indexed for inflation. Beginning with tax year 2002, the dollar amount reductions in taxable value are also indexed annually for inflation.

Total income for homestead exemption purposes is defined as federal adjusted gross income, plus social security and railroad retirement benefits; retirement, pension, annuity, or other types of retirement payments or benefits not included in federal adjusted gross income; and interest on federal, state, and local government obligations. Disability benefits paid by the U.S. Department of Veterans Affairs or a branch of the armed forces are excluded from total income, as are increases in social security benefits. All disability benefits included in federal adjusted gross income are excluded from total income up to \$5,200. Disability benefits that are not included in federal adjusted gross income are excluded from total income. When the applicant who was receiving the homestead exemption because of disability reaches age 65, special rules apply that will exclude most of the retirement income.

Table 7 shows the number of homestead exemptions granted, the average reduction in real taxable value, and the total reduction in real property taxes for each county for tax year 2004. Totals for the state show that 220,525 exemptions were approved for tax year 2004. The average reduction in taxable value was \$3,290 and the total reduction in property taxes was \$70,117,421. Local governments are reimbursed in full for these reductions from the state's General Revenue Fund.

Homestead Exemption Example

The example below illustrates the computation of homestead exemption property tax relief for tax year 2006. For this example, assume that a senior citizen homeowner has the following characteristics:

- (a) Total income of \$15,000, consisting of \$5,000 in wages, \$5,000 in social security old age and survivors benefits, and \$5,000 in dividends.
- (b) A home with a market value of \$50,000 and a taxable value of \$17,500 (taxable value = 35 percent of market value).
- (c) A local property tax rate of 50 mills (gross rate before tax reduction factors).

Since the homeowner is in the \$13,401- \$19,700 income bracket, the reduction in taxable value equals the lesser of \$3,400 or 60 percent of taxable value. Since 60 percent of \$17,500 is \$10,500, the reduction in taxable value used to calculate this exemption is \$3,400. The tax savings equals the \$3,400 reduction in taxable value multiplied by the 50-mill tax rate, or \$170.

Like all other real property taxpayers, the senior citizen homeowner in the example is entitled to a tax reduction factor which is applied against the property tax (assume a 15 percent reduction). Also, the homeowner is granted a 12.5 percent tax reduction (10 percent and 2.5 percent property tax rollbacks), which is reimbursed to the local governments from the state's General Revenue Fund. When these are considered, the computation of net property tax due is shown below:

Property tax before any reductions	=	
\$17,500 taxable value x 50 mills	=	\$875.00
Subtract tax reduction factor (\$875 x 15%)	=	- 131.25
Net taxes levied after tax reduction factor	=	\$743.75
Subtract 12.5% rollback (.125 x \$743.75)	=	- 92.97
Net taxes before homestead	=	\$650.78
Subtract homestead exemption (\$ 3,400 x 50 mills)	=	- 170.00
Net property tax due =		\$480.78

**Manufactured Home Tax (R.C. 4505.01, 4503.06, 4503.065):**

1. The manufactured home is subject to an annual property tax. The assessed value of a manufactured home, if situated in Ohio prior to January 1, 2000, is 40 percent of the amount derived by multiplying the greater of either the home's cost or market value at the time of purchase by a depreciation percentage (from one of two schedules). The tax is determined by applying the gross tax rate of the taxing district in which the home is situated to the home's assessed value.
2. If a home was situated or had ownership transferred on or after January 1, 2000, and it is not taxed as personal property, it is assessed at 35 percent of true value. This method of assessment also applies to homes situated before January 1, 2000, if the owner made an election to have the home taxed like real property. The tax is determined by applying the effective tax rate to the assessed value and reducing the tax by 10 percent. Taxes may be reduced by an additional 2.5 percent if the home is owner-occupied. A homestead exemption is available for qualifying homeowners (see **Credits**).
3. One-half of the amount of the annual tax is due by March 1 with the balance due by July 31. These dates are subject to extension in the same manner provided for real property (noted below). If the structure is taxable as personal property under R.C. 5709.01, it is not subject to the manufactured home tax. Travel trailers and park trailers that are unused or unoccupied and are stored at a qualified location are also not subject to the manufactured home tax.

PAYMENT DATES (R.C. 323.12, 323.17):

December 31: At least one-half is due.

June 20: Balance due.

When the delivery of the tax duplicate is delayed for certain statutory reasons, the payment dates may be automatically extended for 30 days. Further extensions, not to exceed 15 days, may be granted for emergencies by application of the county auditor or treasurer to the Tax Commissioner. When an unavoidable delay occurs, an additional extension may be granted by application of both the county auditor and treasurer to the Tax Commissioner, in order to avoid penalties to taxpayers.

DISPOSITION OF REVENUE (R.C. 319.54, 321.24, 321.26, 321.261, 321.31, 321.33, 321.34):

After local administrative fee deductions, revenue is distributed to the counties, municipalities, townships, school districts, and various special districts according to the taxable values and total millage levied by each.

ADMINISTRATION (R.C. 319.28, 5705.03, 5713.01, 5715.01, 5715.02, 5719.05):

The Tax Commissioner supervises the taxation of real property in the state and is charged with the duty of achieving uniformity in the taxation of real property. The county auditor is responsible for assessing all real property within the county. The auditor prepares the general tax list and duplicate. Using the duplicate, the county treasurer prepares property tax bills and is responsible for the actual collection of the tax. The county board of revision hears complaints on the assessment or valuation of real property. It may increase or decrease an assessment or order a reassessment.

OHIO REVISED CODE CITATIONS:

Chapters 319, 321, 323, 4501, 4503, 5705, 5709, 5713, 5715, 5719, 6111.

**Amended Substitute Senate Bill 10, 126th General Assembly (effective September 5, 2005). R.C. 5705.191 and 5705.222:**

R.C. 5705.191 is amended to include in the levy for human or social services a county's contribution to a multi-county board of mental retardation and developmental disabilities (MRDD). R.C. 5705.222 is amended to allow a board of county commissioners to authorize a tax levy either for a single county MRDD board or to pay its contribution to a multi-county MRDD board.

Am. Sub. House Bill 530, 126th General Assembly (effective June 30, 2006; certain provisions effective March 30, 2006). R.C. 133.01, 133.04, and 133.06 – School District Bond Consents (effective March 30, 2006, by Sections 815.03 and 818.03):

R.C. 133.01 (PP) changed the definition of "tax valuation" for purposes of the net indebtedness calculation under R.C. 133.06 to exclude the valuation of tangible personal property and three items of public utility personal property.

R.C. 133.04 (B) (10) is added to exclude the securities issued in an amount equal to the property tax replacement payments received under R.C. 5751.21 or 5751.22 for the loss in revenue from the phase-out of the tangible personal property tax.

R.C. 133.06 is amended to make four major changes:

- (1) Div. (C) changes the deadline for filing the requests for consent with the Superintendent of Public Instruction and the Tax Commissioner from 30 days to 105 days before the election;
- (2) Div. (C) requires the Superintendent of Public Instruction to certify to the school district both the superintendent's and the commissioner's consents within 30 days after receipt of the request for consents;
- (3) Div. (C) provides that the superintendent's and the commissioner's consents are good for two consecutive elections; and

- (4) Div. (I) expands the type of costs that may be included in a bond issue under Chapter 3318 for which a school district may issue such debt without the consents of the Tax Commissioner and the Superintendent of Public Instruction and without special needs approval.

R.C. 133.18, 5705.03, and 5705.195 – Tax Rate Certifications (effective March 30, 2006, by Section 818.03):

These sections are amended to require the county auditor to take into account the assessment percentages in R.C. 5711.22 during the phase-out of the tangible personal property tax, when considering the tangible personal property component of a subdivision's tax valuation for purposes of certifying tax rates for bond issues (R.C. 133.18) and school district emergency levies (R.C. 5705.195), as well as when certifying either tax rates or tax revenue for all other tax levies (R.C. 5705.03).

R.C. 3317.021 (A) (6) – School Foundation Adjustment for Tax Increment Financing Compensation (effective March 30, 2006, by Section 815.03):

The amendments to this section require the Tax Commissioner to certify to the Ohio Department of Education (DOE) compensation values for school districts that represent the compensation received by a school district, either from a political subdivision or a private party, as a result of certain tax increment financing (TIF) exemptions, which serve to compensate the school district for the loss in revenue because of the TIF exemptions. The DOE will use those certified values to adjust the amount of state aid to be paid to the school district by accounting for the amount of compensation received locally on the TIF property.

R.C. 5705.19 (TT) – Levy to Promote Science and Natural History (effective March 30, 2006, by Section 818.03):

This section allows a board of county commissioners to authorize a tax levy for the maintenance and operation of a facility that is organized in whole or in part to promote the sciences and natural history under R.C. 307.761.

R.C. 5705.211 – Growth Levy for School Districts (effective June 30, 2006):

This provision allows a city, local, or exempted village school district to place a current operating expense levy on the ballot for a continuing period of time or for a specific number of years of five or more and at a rate that will cause the total taxes payable from the levy to equal the adjusted charge-off increase for the tax year, providing that the sums levied in any tax year cannot exceed 104 percent of the sums levied from the tax against carry over property in the preceding year. "Adjusted charge-off increase" means "2.3 percent of the cumulative carry over property value increase."

R.C. 5705.34 – Tax Replacement Money and Rate Setting (effective March 30, 2006, by Section 818.03):

This section is amended to require the county auditor, when estimating tax rates on levies for a fixed sum of money or to pay debt charges, to set that rate to raise the required sum less the estimated amount of any payments received by the subdivision for those levies from the State of Ohio to compensate the subdivision for the loss in revenue because of the phase-out of the tangible personal property tax.

R.C. 5709.08 – State Property that is Leased (effective March 30, 2006, by Section 818.03):

This section allows property owned by the State of Ohio that is used as public service facilities under R.C. 1501.07, as concessions under R.C. 1531.06 (F), as refuge harbors or marine recreational facilities under R.C. 1547.72, or as forest land under R.C. 1503.03 to be declared public property used exclusively for a public purpose, even if such property is leased to or otherwise operated by a private entity. Section 757.09.03 of the Act applies R.C. 5709.08, as amended, to all applications for exemption from taxation pending on the amendment's effective date or filed with the Tax Commissioner on or after that date.

R.C. 5709.081 – Recreational Facilities (effective March 30, 2006, by Section 818.03):

This section is amended to provide an exemption to a public recreational facility that was originally leased from a political subdivision in 1998 for such purposes and meets the other conditions already in the section. For purposes of this section, "political subdivision" includes the state or an agency of the state, if the city, local, or exempted village school district in which the property is situated expressly consents to exempting the property from taxation. Section 757.12 of the Act applies R.C. 5709.081, as amended, to the tax years at issue in any application for exemption from taxation pending on the amendment's effective date before the Tax Commissioner, the Board of Tax Appeals, or any court on appeal and to the property that is the subject of the application.

R.C. 5709.23, 5709.40, 5709.42, 5709.73, 5709.74, 5709.75, 5709.78, 5709.79, and 5709.80 – Tax Increment Financing Exemptions (effective March 30, 2006, by Section 818.03):

In addition to extensive clean-up language, these sections are amended to accomplish two major goals. First, a municipality, township, or county granting a tax increment financing (TIF) incentive district exemption cannot designate police or fire equipment as public infrastructure improvements, and no service payments in lieu of taxes received by the subdivision can be used for police or fire equipment. Second, for a municipal, township, or county TIF incentive district exemption, the number of tax levies that the granting subdivision must reimburse from the service payments in lieu of taxes to the appropriate taxing authorities increased from six to 12, by adding levies for the following purposes: zoological park services and facilities, township park districts, joint recreational districts, county park districts, the various health and welfare purposes under R.C. 5705.191, and general health districts.

Section 757.06 of the Act – Church Exemption Amnesty (effective March 30, 2006, by Section 818.03):

This uncodified section allows a previous owner of qualified property to file an application for exemption from taxation for tax year 2003 within 60 days after the effective date of this section because the prior owner failed to file timely said application. "Qualified property" is property that is currently owned by a church, was purchased from a church, and was exempted under R.C. 5709.07 (A) (2) as a house of public worship before the previous owner acquired the property. To grant the exemption, the Tax Commissioner must find that the qualified property met the conditions for exemption under R.C. 5709.07 (A) (2) for tax year 2003.

Section 757.09 of the Act – Charitable Exemption Amnesty (effective March 30, 2006, by Section 818.03):

This uncodified section allows a previous owner of qualified property to file an application for exemption from taxation for tax years 2001 through 2004 within 60 days after the effective date of this section because a timely filed application for exemption from taxation was dismissed after the qualified property had been transferred to the current owner. “Qualified property” is property that is currently owned by a municipal corporation, was acquired from an entity that operated a hospital and was exempt from federal income taxation under Internal Revenue Code (I.R.C.) 501 (c) (3), and that entity previously filed an application for exemption from taxation that was dismissed after the property was transferred to the municipal corporation. To grant the exemption, the Tax Commissioner must find that the qualified property met the conditions for exemption under R.C. 5709.12 or 5709.121 for tax years 2001 through 2004.



***Columbus City School District Board of Education v. Wilkins*, 106 Ohio St.3d 200 (2005).**

The Supreme Court has previously held that only the legal title holder of real property has an application for exemption from taxation under R.C. 5715.27 in *Performing Arts School of Metro. Toledo, Inc., v. Wilkins*, 104 Ohio St.3d 284 (2004). In this case, the property in question was held in a charitable-remainder annuity trust. Under this arrangement, the individual beneficiaries received annuity payments for life with the remainder going to the Columbus State Community College District (Columbus State) upon the death of the last living beneficiary. The deed for the property granted title to “Columbus State, Trustee.” Since the trustee holds legal title to the trust corpus, the Court held that the application for exemption filed in the name of “Columbus State” must be dismissed because “Columbus State” was not the owner of the property at the time of filing. The application should have been filed in the name of “Columbus State, Trustee,” as owner.

***Village Condominiums Owners’ Association v. Montgomery County Board of Revision*, 106 Ohio St.3d 223 (2005).**

The Supreme Court held that a condominium owners’ association does not have standing to file a complaint against the value of the common areas of a condominium because the association is not the owner of the common areas. Under R.C. 5311.04 (A), the common areas are owned by the unit owners as tenants in common. Moreover, this particular complainant lacked standing to file the complaint because it could not prove that it owned any other real property in the county under R.C. 5715.19 (A)(1).

***Berea City School District Board of Education v. Cuyahoga County Board of Revision*, 106 Ohio St.3d 269 (2005).**

The Supreme Court overruled earlier decisions of the Court that held that real property must be valued as a fee-simple estate, unencumbered by leases or other restrictions, using market rents and expenses, because those decisions disregarded the plain language of R.C. 5713.03. The Court now holds that when real property has been subject to a recent arm’s-length sale between a willing buyer and a willing seller, the sale price shall be the true value for taxation purposes. Moreover, appraisals based on factors other than sales price are appropriate for use in determining value only when no arm’s-length sale has taken place, or where it is shown that the sales price is not reflective of the true value.

***Athens County Auditor v. Wilkins*, 106 Ohio St.3d 293 (2005).**

A private, for-profit entity owned a dormitory that was used by the students of Hocking Technical College. The Supreme Court held that the property was not exempt under R.C. 3357.14 because it only exempts from taxation property acquired, owned, or used by a technical college district. This property was not “used” by the college, but rather by the students, and was insured and operated by the private owner through its agreement with the college, which owner gave up no rights under the agreement. In addition, the Court held that this property was not exempt under R.C. 5709.07 (A) (4), which exempts property connected with public colleges. The dormitory was not “connected with” the college because the college: (1) did not own or lease the dorms; (2) was not contractually obligated to pay the taxes on the building; and (3) had neither applied for nor would benefit from the tax exemption sought by the private owner.

***Cobblestone Square Co., Ltd. v. Lorain County Board of Revision*, 106 Ohio St.3d 305 (2005).**

In order to get Kmart to be the anchor store in its new shopping center, Cobblestone had to assume Kmart’s existing lease at another site. After several months of not being able to sublease Kmart’s property, Cobblestone determined that the purchase of that property made better sense than continuing to pay rent. The Supreme Court held that the property owner failed to rebut the presumption that the recent sale was arm’s-length and reflected the property’s true market value on the grounds of economic duress because Cobblestone was neither compelled to assume Kmart’s lease nor needed this particular retailer, Kmart, to make the new shopping center viable.

***Hardy v. Delaware County Bd. of Revision*, 106 Ohio St.3d 359 (2005).**

Two issues were addressed in this opinion. First, the Supreme Court held that the property owner presented no convincing evidence that production-flexibility contracts with the U.S. Department of Agriculture represented the type of federal program contemplated by the provision in R.C. 5713.30, establishing current agricultural use value (CAUV) qualifications, which refer to “payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government.” Second, the Court held that the auditor’s deadline for sending a denial notice in R.C. 5713.32 of the first Monday in August is directory, not jurisdictional. The Court commented that the notice, dated August 23, 2002, although technically late, did not prejudice the property owner because it satisfied the notice’s intended purpose, which is to give the property owner sufficient time to challenge the auditor’s findings. In

fact, the owner did file timely complaints against the auditor's determination. Moreover, that notice is only required if the property owner files an application to obtain CAUV status that year.

Cleveland Municipal School District Board of Education v. Cuyahoga County Board of Revision, 107 Ohio St.3d 250 (2005).

The owners had leased the property for their restaurant for approximately \$6,000 a month for several years before purchasing it. After the initial lease term expired, the prior owner said he would raise the rent to \$16,000 a month or sell the property to them for \$1,800,000. After over two years of negotiating, the selling price was lowered to \$1,350,000. Moreover, the restaurant owners spent approximately \$725,000 to finish the space and equip the restaurant, and stated that if they were forced to move, they could not take more than \$60,000 worth of improvements with them. Based on these considerations, the owners claimed that the sale price was not an arm's-length transaction and suggested a market value of \$415,000.

After comparing this case to its earlier decision in *Lakeside Ave. Limited Partnership v. Cuyahoga County Board of Revision, 75 Ohio St.3d 540 (1996)*, the Supreme Court held that the property owners failed to rebut the presumption that the recent sale was arm's-length and reflected the property's true market value on the grounds of economic duress because of the following considerations: (1) the selling price was negotiated down; (2) no evidence existed that any bank turned down the financing of the purchase, and over 95 percent of the purchase price was financed; (3) no evidence was presented that the owners made any efforts to determine whether the business could have been relocated and the costs of such relocation; and (4) while the owners would have lost much of their investment in the fixtures if they had to move, no evidence existed that the restaurant could not be relocated or that losing this location would cause the owners to file bankruptcy.

Strongsville Board of Education v. Wilkins, 108 Ohio St.3d 115 (2006).

In a further elaboration on its earlier decision in *Cleveland Clinic Foundation v. Wilkins, 103 Ohio St.3d 382 (2004)*, the Supreme Court, in a 4-3 decision, stated that whether the unpaid charges are special assessments or taxes, the same principle applies: the Tax Commissioner does not have jurisdiction to consider an application for exemption that has attached to it a certificate of the county treasurer that shows unpaid taxes or assessments that cannot be remitted, and such charges must be paid by the time the exemption application is filed. Moreover, the commissioner's pay-tax letter sent to the applicant, stating that the applicant must pay the nonremittable taxes within 30 days after receipt of the letter or the application will be dismissed, cannot act as a waiver of the jurisdictional requirements.

Lakota Local School District Board of Education v. Butler County Board of Revision, 108 Ohio St.3d 310 (2006).

The purchase agreement allocated the sale price of \$1,134,000 between the value of the real property, \$950,000, and interest charges and carrying costs for the seller-provided financing, \$184,000. The county auditor set the property's value at \$1,878,740, ignoring the recent sale. The owner sought a value of \$950,000, wishing to exclude the amount of the sale price allocated to financing.

The Supreme Court, relying on the *Berea* decision cited on the previous page, held that since no evidence was presented rebutting the presumption that the recent sale was the result of an arm's-length transaction, the sale price of \$1,134,000 establishes the property's true value.

State, ex rel. Lakeview Local School District Board of Education v. Trumbull County Board of Commissioners, 109 Ohio St.3d 200 (2006).

Under R.C. 5705.11, federal payments made to the county in lieu of the general real property taxes under United States Code (U.S.C.) 701 c-3 (Flood Control Act of 1954) must be distributed by the board of county commissioners to all the taxing districts affected by the removal of federal lands from the tax duplicate. The Supreme Court held that mineral-lease payments made under the Flood Control Act do not fall under R.C. 5705.11 because they are not made directly to the county, but to the state, whose legislature may prescribe the use of such monies for the benefit of the counties, and they do not constitute payments in lieu of general real property taxes. Consequently, the school district is not entitled to any distribution of such monies.

Dirksen v. Greene County Board of Revision, 109 Ohio St.3d 470 (2006).

In determining whether noncommercial timber qualifies for current agricultural use value (CAUV) status under R.C. 5713.30 (A), the Supreme Court held that the requirement in division (A) (1) that "the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use" means that such contiguous land "must qualify on its own, independently of the noncommercial timber." Moreover, since the contiguous land in this case, consisting of five acres, did not meet the income requirements in division (A) (2), that land had to meet the ten-acre minimum contained in division (A) (1). Since that contiguous land obviously failed the division (A) (1) requirement, the noncommercial timber could not qualify for CAUV status.

RECENT RULE CHANGES:

Effective December 15, 2005, rule 5703-25-10 of the Division of Tax Equalization was amended to change some existing code groups and to add additional code groups to assist in the implementation of the new partial exemption in R.C. 319.302, as amended by Am. Sub. H.B. 66 (126th General Assembly).

Effective December 15, 2005, rule 5703-25-18 of the Division of Tax Equalization was promulgated to provide guidance to the county auditors in determining whether a particular parcel of real property qualifies for the new partial exemption in R.C. 319.302.

RECENT FORMS:

DTE Form 15 T, Qualified Exempt Value in Tax Increment Financing Incentive District, Tax Year 2005, was prescribed in April 2006.

DTE Form 130, Certificate of Estimated Average Annual Property Tax Levy for Bonds of Subdivisions of the State, was revised in May 2006.

DTE Form 131, Net Indebtedness Calculation for School District Bonds, was revised in May 2006.

DTE Form 140 M, Certificate of Estimated Property Tax Millage Rate (with worksheets 140 M-W1, 140 M-W2, 140 M-W3, and 140 M-W4), was revised in May 2006.

DTE Form 140 R, Certificate of Estimated Property Tax Revenue (with worksheets 140 R-W1, 140 R-W2, 140 R-W3, and 140 R-W4), was revised in May 2006.

RECENT JOURNAL ENTRIES, BULLETINS, AND MEMORANDA:

Tax Commissioner's Journal Entry No. 05-09-0305 – Prescribes the form and content of the tax bill for manufactured and mobile homes for tax year 2006; entered September 13, 2005.

Tax Commissioner's Journal Entry No. 05-09-0303 – Prescribes the form and content of the real property tax bill for tax year 2005; entered September 13, 2005.

Tax Commissioner's Journal Entry No. 05-09-0304 – Prescribes the form and content of the county auditor's tax list and county treasurer's duplicate of real and public utility property for tax year 2005, and thereafter; entered September 13, 2005.

Tax Commissioner's Journal Entry No. 05-10-0524 – Certifies the adjusted total income amounts and the adjusted amounts by which taxable/assessable value is reduced in the homestead exemption schedules for tax year 2006 for real property and for tax year 2007 for manufactured and mobile homes; entered October 20, 2005.

Bulletin 8 – Memorandum Regarding Requirements for State Consents to Board of Education Bond Issue Elections, was revised in May 2006 to reflect changes to R.C. 133.01 (PP), 133.04, and 133.06 made by Am. Sub. H.B. 530 (126th General Assembly).

Memorandum – To all county auditors, explaining the renewal and replacement of property tax levies, issued June 19, 2006.

Memorandum – To all county auditors, explaining the new procedures starting with tax year 2005 in applying the 10 percent rollback, as a result of amendments to R.C. 319.302 enacted by Am. Sub. H.B. 66 (126th General Assembly), issued August 23, 2005.

TABLE 1
ASSESSED VALUE OF TAXABLE REAL ESTATE, TAXES CHARGED, AVERAGE TAX RATES, AND TAX RELIEF, TAX YEARS 2001 - 2005

	2001	2002	2003	2004	2005
Value of Taxable Property	\$173,975,282,762	\$186,756,854,520	\$196,583,301,381	\$202,591,836,961	\$222,488,359,822
Residential & Agricultural	132,036,957,842	142,544,497,300	151,127,413,080	156,078,137,391	170,735,325,098
Other (a)	41,938,324,920	44,212,357,220	45,455,888,301	46,513,699,570	51,753,034,724
Taxes Charged (b)	9,183,387,507	9,807,854,075	10,473,581,729	11,242,570,059	12,276,786,818
Residential & Agricultural	6,719,265,594	7,217,105,610	7,747,678,792	8,346,325,594	8,997,828,917
Other (a)	2,464,121,913	2,590,748,465	2,725,902,937	2,896,244,464	3,278,957,901
Average Effective Tax Rate (c)	52.79 mills	52.52 mills	53.28 mills	55.49 mills	55.18 mills
Residential & Agricultural	50.89 mills	50.63 mills	51.27mills	53.48 mills	52.70 mills
Other (a)	58.76 mills	58.60 mills	59.97 mills	62.27 mills	63.36 mills
10% Reduction in all Real					
Property Taxes	\$906,944,834	\$984,682,415	\$1,047,877,702	\$1,124,053,183	\$893,708,184
2.5% Reduction in Homeowner's					
Real Property Taxes	128,186,729	138,287,112	149,435,621	160,761,041	172,281,517
Homestead Exemption Reduction (d)					
	63,980,939	64,841,272	67,951,739	69,297,551	68,560,798
Net Taxes Collectible (after 12.5% Reduction & Homestead Exemption)					
	\$8,084,275,006	\$8,620,043,276	\$9,209,719,664	\$9,888,458,284	\$11,142,236,319

(a) Includes commercial, industrial, mineral, and public utility property.
 (b) Net taxes charged after application of percentage reductions required by R.C. 319.301.
 (c) Taxes charged divided by value of taxable property.
 (d) These figures exclude those taxpayers that filed late for the tax reduction and the administrative fees associated with this program.



TABLE 2 – GROSS AND NET TAX MILLAGE RATES ON THE TWO CLASSES OF REAL PROPERTY, BY COUNTY, TAX YEAR 2005

County	Residential & Agricultural		Public Utility, Commercial, Industrial & Mineral		County	Residential & Agricultural		Public Utility, Commercial, Industrial & Mineral	
	Gross Rate (a)	Net Rate(b)	Gross Rate(a)	Net Rate(b)		Gross Rate (a)	Net Rate(b)	Gross Rate(a)	Net Rate(b)
ADAMS	47.98	37.92	46.93	42.05	LOGAN	63.76	44.82	64.13	47.62
ALLEN	56.43	45.79	56.20	46.92	LORAIN	79.34	51.22	79.98	58.64
ASHLAND	73.32	44.87	75.96	51.75	LUCAS	97.82	56.59	95.39	72.37
ASHTABULA	77.53	49.83	78.24	55.74	MADISON	64.63	49.08	65.24	52.10
ATHENS	84.03	54.99	91.02	62.37	MAHONING	79.70	52.52	81.73	59.17
AUGLAIZE	59.52	41.91	59.20	48.34	MARION	64.25	43.06	65.32	49.17
BELMONT	61.99	42.08	61.26	44.98	MEDINA	93.34	50.58	94.46	53.82
BROWN	50.25	39.01	50.80	42.24	MEIGS	46.98	38.82	49.05	45.26
BUTLER	75.25	50.68	75.23	55.81	MERCER	58.66	48.70	58.26	51.33
CARROLL	55.82	40.54	56.34	42.64	MIAMI	69.15	43.27	69.15	47.98
CHAMPAIGN	61.69	41.85	68.61	48.40	MONROE	50.16	32.78	49.68	42.14
CLARK	70.06	49.51	70.26	54.58	MONTGOMERY	97.52	61.40	94.88	70.65
CLERMONT	86.30	50.94	84.56	54.44	MORGAN	50.68	35.19	50.57	39.25
CLINTON	52.30	41.28	50.57	42.34	MORROW	54.72	40.74	59.34	46.03
COLUMBIANA	57.41	41.29	58.61	44.44	MUSKINGUM	64.16	42.28	65.24	44.57
COSHOCTON	60.03	41.09	60.96	45.05	NOBLE	46.90	33.53	45.89	38.42
CRAWFORD	73.87	45.88	74.26	57.22	OTTAWA	68.63	37.51	66.06	41.18
CUYAHOGA	112.50	69.21	103.89	78.44	PAULDING	60.26	48.94	66.14	53.01
DARKE	49.42	36.16	51.61	39.09	PERRY	62.79	43.75	63.75	49.11
DEFIANCE	61.72	44.86	62.61	46.30	PICKAWAY	58.42	43.51	62.29	47.02
DELAWARE	77.25	48.60	79.56	53.01	PIKE	61.85	42.48	68.93	49.31
ERIE	83.06	45.04	84.55	56.21	PORTAGE	90.24	49.44	91.02	57.30
FAIRFIELD	81.87	47.46	83.98	46.91	PREBLE	53.63	40.38	55.79	42.27
FAYETTE	58.74	46.19	61.26	48.24	PUTNAM	50.38	41.46	48.78	43.22
FRANKLIN	100.51	55.67	95.74	67.91	RICHLAND	74.37	48.58	74.91	58.01
FULTON	74.01	49.66	71.61	51.84	ROSS	58.19	42.20	62.92	47.40
GALLIA	46.94	39.67	45.89	39.75	SANDUSKY	57.64	40.36	54.42	42.13
GEAUGA	99.53	52.93	99.51	57.01	SCIOTO	60.10	50.12	63.96	52.41
GREENE	80.50	57.11	80.07	57.93	SENECA	63.68	41.49	66.54	53.09
GUERNSEY	59.71	47.84	61.23	52.13	SHELBY	58.94	42.59	60.26	47.28
HAMILTON	92.36	53.02	89.73	64.50	STARK	76.73	47.57	75.63	54.42
HANCOCK	61.18	40.75	62.48	51.73	SUMMIT	86.22	52.91	84.91	59.64
HARDIN	60.79	45.38	59.76	45.71	TRUMBULL	72.37	50.73	70.75	54.86
HARRISON	59.17	38.56	60.53	44.40	TUSCARAWAS	64.73	41.69	65.77	46.98
HENRY	71.79	51.56	73.03	61.95	UNION	73.39	53.24	74.00	60.65
HIGHLAND	46.00	37.52	45.63	39.00	VAN WERT	68.32	49.24	69.50	60.78
HOCKING	60.88	44.84	60.87	47.24	VINTON	46.18	43.11	48.46	46.27
HOLMES	53.84	43.11	53.92	45.79	WARREN	83.70	53.09	86.56	58.42
HURON	60.17	39.75	62.77	44.06	WASHINGTON	53.62	38.75	54.13	40.78
JACKSON	46.82	41.06	48.60	43.53	WAYNE	74.85	47.38	82.29	59.18
JEFFERSON	58.57	39.35	58.46	49.32	WILLIAMS	69.68	43.79	70.47	48.26
KNOX	62.88	44.46	58.92	48.61	WOOD	81.97	49.88	82.16	53.75
LAKE	91.31	52.21	89.03	60.70	WYANDOT	52.21	32.76	50.05	34.27
LAWRENCE	36.62	32.41	37.29	33.27					
LICKING	65.96	46.96	62.67	46.52	Statewide Average(c)	85.24	52.70	87.27	63.36

(a) Rate on property prior to application of tax reduction factors. Gross rate equals taxes levied divided by taxable value.
(b) Rate on property in the county after application of tax reduction factors. These rates were computed prior to the deduction of the property tax rollbacks and homestead exemption. Net rate equals taxes charged divided by taxable value.
(c) For the two combined classes of real property, the statewide average gross rate is 85.71 mills and the statewide average net rate is 55.18 mills.

Source: Abstracts filed by county auditors with the Department of Taxation.

TABLE 3
TOTAL REAL PROPERTY TAXES, VALUES, AND EFFECTIVE TAX RATES, BY COUNTY, TAX YEAR 2005

County	Taxable Value	Gross Taxes Levied	Taxes Charged(a)	Special Assessments	Effective Tax Rate(b)	County	Taxable Value	Gross Taxes Levied	Taxes Charged(a)	Special Assessments	Effective Tax Rate(b)
ADAMS	\$329,606,460	\$15,718,204	\$12,879,567	\$22,026	39.08	LOGAN	\$819,868,930	\$52,324,798	\$37,145,401	\$652,983	45.31
ALLEN	1,516,886,150	85,515,709	69,885,826	2,930,579	46.07	LUCAS	5,601,869,920	445,092,952	294,461,001	2,759,129	52.56
ASHLAND	820,049,060	60,439,879	37,619,105	36,246	45.87	LUCAS	7,726,011,340	751,185,839	466,747,127	30,474,456	60.41
ASHTABULA	1,581,013,890	122,790,500	80,533,880	2,333,591	50.94	MADISON	699,142,270	45,248,781	34,624,009	1,451,380	49.52
ATHENS	701,533,730	60,009,950	39,698,995	927,618	56.59	MAHONING	3,740,639,930	299,789,370	201,883,045	2,238,795	53.97
AUGLAIZE	750,433,350	44,623,744	32,281,841	832,125	43.02	MARION	852,127,770	54,929,156	37,730,281	1,180,485	44.28
BELMONT	801,944,630	49,564,553	34,333,625	17,261	42.81	MEDINA	4,017,110,080	375,691,614	205,317,504	2,420,984	51.11
BROWN	551,779,458	27,754,364	21,697,208	460,750	39.32	MEIGS	226,026,820	10,705,937	9,044,386	20,696	40.01
BUTLER	6,939,408,120	522,151,908	359,428,084	20,148,135	51.80	MERCER	705,678,140	41,363,052	34,598,579	666,233	49.03
CARROLL	434,433,450	24,275,777	17,172,042	16,499	40.77	MIAMI	1,830,419,630	126,576,167	80,812,460	1,267,540	44.15
CHAMPAIGN	600,749,670	37,566,567	25,622,472	40,763	42.65	MONROE	185,265,660	9,276,182	6,398,363	9,904	34.54
CLARK	2,090,593,930	146,551,881	105,713,467	483,983	50.57	MONTGOMERY	9,674,872,900	937,386,999	615,313,521	25,157,775	63.60
CLERMONT	3,770,595,080	324,001,564	194,849,360	4,347,614	51.68	MORGAN (c)	171,878,790	8,708,267	6,160,816	0	35.84
CLINTON	724,085,330	37,569,601	30,075,126	377,644	41.54	MORROW	570,871,610	31,448,983	23,496,845	173,985	41.16
COLUMBIANA	1,318,980,830	79,430,236	57,630,363	863,626	41.79	MUSKINGUM	1,196,728,300	77,067,160	51,205,977	263,961	42.79
COSHOCTON	488,291,690	29,408,059	20,477,544	31,871	41.94	NOBLE	159,473,850	7,461,160	5,437,943	1,638	34.10
CUYAHOGA	574,291,450	42,459,293	27,382,714	179,596	47.68	OTTAWA	1,322,870,680	90,186,003	50,479,857	2,755,418	38.16
DAKE	828,954,210	41,220,112	30,311,253	370,321	36.57	PAULDING	249,940,160	15,260,054	12,369,635	365,552	49.49
DEFIANCE	594,835,920	36,808,521	26,841,827	758,348	45.12	PERRY	417,702,200	26,269,220	18,512,749	79,006	44.32
DELAWARE	5,462,089,170	423,440,311	268,323,146	10,851,352	49.12	PIKE	17,451,021	12,067,100	10,952	10,952	43.50
ERIE	1,721,651,600	143,535,744	81,554,094	1,599,974	47.37	PORTAGE	893,519,890	52,753,877	39,382,829	176,892	44.08
FAIRFIELD	1,201,651,110	222,802,807	128,471,292	1,006,981	47.38	PREBLE	2,869,183,240	259,344,798	146,186,473	1,632,265	50.95
FAYETTE	435,536,540	25,806,273	20,299,528	1,090,863	46.61	PUTNAM	572,045,500	26,219,847	21,730,504	376,877	41.63
FRANKLIN	25,820,609,650	2,559,700,217	1,528,693,916	42,746,330	59.20	RICHLAND	1,944,792,750	144,831,083	98,035,543	1,572,003	50.41
FULTON	771,836,620	56,775,949	38,648,351	1,312,351	50.07	ROSS	900,954,050	53,231,430	38,903,405	276,398	43.18
GALLIA	411,359,900	19,191,292	16,328,169	36,819	39.69	SANDUSKY	947,668,251	54,047,235	38,569,649	399,918	40.70
GEauga	2,845,904,003	283,241,457	151,895,158	1,687,307	53.37	SCIOTO	723,740,740	44,052,316	36,603,194	677,359	50.58
GREENE	3,188,491,760	256,410,779	182,565,169	2,055,751	57.26	SENECA	51,548,053	34,917,574	472,608	43.47	
GUERNSEY	448,884,830	26,947,323	21,882,905	139,929	48.75	SHELBY	829,892,840	49,146,263	36,179,743	826,683	43.60
HAMILTON	18,838,078,050	1,726,928,287	1,055,252,145	57,670,946	56.02	STARK	6,323,703,890	483,766,872	309,695,170	2,451,175	48.97
HANCOCK	1,345,397,840	82,666,711	57,824,862	1,243,963	42.98	SUMMIT	11,751,866,480	1,009,881,120	639,280,453	22,211,941	54.40
HARDIN	377,838,880	22,911,837	17,165,458	952,706	45.43	TROMBULL	3,261,940,930	235,024,928	168,149,913	1,706,666	51.55
HARRISON	205,594,890	12,207,364	8,107,575	32,001	39.43	TUSCARAWAS	1,421,862,610	92,334,610	60,803,909	298,121	42.76
HENRY	456,218,280	32,825,827	24,136,968	620,770	52.91	UNION	1,023,563,150	75,255,437	56,117,639	233,873	54.83
HIGHLAND	544,212,020	25,003,863	20,529,157	559,632	37.72	VAN WERT	391,383,100	26,801,967	19,876,193	907,426	50.78
HOCKING	428,362,820	26,077,662	19,318,196	25,898	45.10	VINTON	1,231,125,950	5,715,886	5,349,194	168	43.44
HOLMES (c)	636,530,010	34,283,262	27,764,332	0	43.62	WARREN	4,717,788,820	397,326,359	255,028,753	4,964,150	54.06
HURON	882,521,740	53,489,062	35,720,074	258,875	40.48	WASHINGTON	849,306,540	45,643,475	33,320,541	93,023	39.23
JACKSON	403,162,620	19,033,984	16,776,332	20,704	41.61	WAYNE	1,896,448,060	144,661,770	94,163,156	543,072	49.65
JEFFERSON	793,146,690	46,432,903	32,945,309	326,776	41.54	WILLIAMS	569,484,350	39,767,115	25,422,432	1,371,575	44.64
KNOX	954,113,040	59,502,081	42,934,662	1,271,101	45.00	WOOD	2,575,903,240	211,276,451	130,923,629	5,965,867	50.83
LAKE	5,573,944,160	506,191,946	301,327,644	8,396,185	54.06	WYANDOT	333,549,270	17,304,356	11,002,614	72,265	32.99
LAWRENCE	624,523,600	22,930,641	20,320,211	351,201	32.54	TOTAL	\$222,488,359,822	\$19,069,972,915	\$12,276,786,818	\$350,664,021	55.18
LICKING	3,281,840,890	214,638,593	153,867,914	2,008,370	46.88						

(a) Represents taxes charged after tax reduction factors are applied. The 10% rollback for all real property, 2.5% rollback for residential real property, and homestead exemption reduction have not been subtracted from this figure because they are fully reimbursed to the local governments and school districts from the state General Revenue Fund.
 (b) Rates shown in mills equal taxes charged divided by taxable value.
 (c) Counties which levied no special assessments.

Source: Abstracts filed by county auditors with the Department of Taxation.

TABLE 4 - TAXES CHARGED ON REAL PROPERTY, AND PROPERTY TAX RELIEF, BY COUNTY, TAX YEAR 2005 (a)

County	Taxes Charged (b)	10% Reduction (c)	Homestead Exemption Reduction (c)(d)	2.5% Reduction in Taxes of Homeowners (c)	Net Taxes Collectible (e)	County	Taxes Charged (b)	10% Reduction (c)	Homestead Exemption Reduction (c)(d)	2.5% Reduction in Taxes of Homeowners (c)	Net Taxes Collectible (e)
ADAMS	\$12,879,567	\$907,023	\$204,469	\$51,391	\$11,716,684	LOGAN	\$37,145,401	\$2,995,170	\$160,027	\$318,214	\$33,671,990
ALLEN	69,885,826	5,220,838	314,519	999,476	63,350,993	LORAIN	294,461,001	23,411,375	1,409,306	4,423,762	265,216,558
ASHLAND	37,619,105	3,119,128	273,333	592,814	33,633,831	LUCAS	466,747,127	33,037,875	3,083,201	7,046,875	423,579,177
ASHTABULA	80,533,880	6,391,157	902,572	972,052	72,268,099	MADISON	34,624,009	2,925,959	175,291	569,026	30,953,733
ATHENS	39,988,995	3,025,321	476,121	432,160	35,765,393	MAHONING	201,883,045	15,272,074	2,246,617	3,051,914	181,312,441
AUGLAIZE	32,281,841	2,603,902	132,234	481,556	29,064,148	MARION	37,730,281	2,938,629	391,472	538,788	33,861,391
BELMONT	34,333,625	2,522,909	671,965	442,221	30,696,530	MEDINA	205,317,504	16,992,512	964,259	3,594,061	183,766,671
BROWN	21,697,208	1,941,474	230,415	232,728	19,292,591	MEIGS	9,044,386	714,848	191,350	81,197	8,056,991
BUTLER	359,428,084	27,540,257	1,263,716	4,989,358	325,634,753	MERCER	34,598,579	2,990,699	159,577	471,350	30,976,953
CARROLL	17,712,042	1,572,670	186,989	213,995	15,738,388	MIAMI	80,812,460	6,481,944	498,312	1,175,610	72,656,593
CHAMPAIGN	25,622,472	2,211,665	180,701	270,993	22,959,113	MONROE	6,398,363	492,327	107,826	54,733	5,743,477
CLARK	105,713,467	8,187,689	853,024	1,519,736	95,153,017	MONTGOMERY	615,313,521	45,243,865	3,966,546	9,257,257	556,845,853
CLERMONT	194,849,360	15,408,827	672,673	3,014,484	175,753,376	MORGAN	6,160,816	507,073	111,575	51,901	5,490,085
CLINTON	30,075,126	2,281,082	110,096	320,308	27,363,640	MORROW	23,496,845	2,135,012	160,506	275,594	20,925,733
COLUMBIANA	57,630,363	4,792,156	814,807	733,727	51,289,674	MUSKINGUM	51,205,977	3,948,414	610,852	644,847	46,001,865
COSHOCTON	20,477,544	1,581,217	202,663	221,234	18,472,431	NOBLE	5,437,943	473,670	99,455	50,145	4,806,673
CRAWFORD	27,382,714	2,219,823	409,767	307,746	24,445,379	OTTAWA	50,479,857	4,078,317	229,161	307,845	45,864,530
CUYAHOGA	2,247,763,651	134,246,846	13,179,884	28,601,320	2,071,735,601	PAULDING	12,369,635	1,060,091	92,915	183,251	11,033,378
DARKE	30,311,253	2,582,604	250,494	387,057	27,091,097	PERRY	18,512,749	1,628,998	332,801	293,375	16,257,575
DEFIANCE	26,841,827	2,186,343	162,347	426,461	24,066,677	PICKAWAY	39,382,829	3,276,063	187,677	548,863	35,370,226
DELAWARE	268,323,146	23,434,198	285,550	4,550,334	240,053,064	PIKE	12,067,100	998,023	248,188	153,655	10,667,236
ERIE	81,554,094	6,134,401	459,640	1,155,045	73,805,008	PORTAGE	146,186,473	11,416,330	708,785	1,876,793	132,182,565
FAIRFIELD	128,421,202	10,722,973	593,286	1,859,404	115,245,539	PREBLE	27,997,281	2,444,498	218,450	444,778	24,889,555
FAYETTE	20,299,528	1,722,793	162,383	267,241	18,147,111	PUTNAM	21,390,504	1,948,366	112,807	395,293	19,274,038
FRANKLIN	1,528,693,916	101,818,838	4,375,095	20,883,004	1,401,616,978	RICHLAND	98,035,543	7,079,610	941,955	1,340,398	88,673,580
FULTON	38,648,351	3,134,762	206,815	610,709	34,696,064	ROSS	38,903,405	3,097,894	457,237	479,101	34,869,173
GALLIA	16,328,169	1,181,725	266,020	140,296	14,740,128	SANDUSKY	38,569,649	3,096,693	277,360	586,602	34,608,995
GEAUGA	151,895,158	13,421,594	465,938	2,558,282	135,449,344	SCIOTO	36,603,194	2,674,677	904,045	479,785	32,544,687
GREENE	182,565,169	14,896,069	450,141	2,581,737	164,637,221	SENECA	34,917,574	2,772,988	471,223	261,860	31,411,503
GUERNSEY	21,882,905	1,692,755	295,983	241,116	19,653,051	SHELBY	36,179,743	2,779,811	178,968	408,510	32,812,453
HAMILTON	1,055,252,145	75,244,867	3,195,141	15,526,070	961,286,068	STARK	309,695,170	23,999,067	2,223,217	4,733,802	278,739,083
HANCOCK	57,824,862	4,354,180	227,132	892,922	52,350,628	SUMMIT	639,280,453	47,891,423	4,170,801	9,511,167	577,707,063
HARDIN	17,165,458	1,467,268	154,022	239,734	15,304,434	TRUMBULL	168,149,913	13,220,964	1,948,758	2,214,422	150,765,768
HARRISON	8,107,575	673,026	154,212	78,989	7,201,347	TUSCARAWAS	60,803,909	4,738,988	661,171	764,719	54,639,030
HENRY	24,136,968	2,051,058	146,985	322,628	21,616,297	UNION	56,117,639	4,277,826	143,610	638,859	51,057,344
HIGHLAND	20,529,157	1,756,001	244,133	177,551	18,351,472	VAN WERT	19,876,193	1,678,195	193,825	294,309	17,709,863
HOCKING	19,318,196	1,709,031	191,960	268,271	17,148,934	VINTON	5,349,194	465,531	121,380	55,980	4,706,303
HOLMES	27,764,332	2,227,490	83,570	248,768	25,204,504	WARREN	255,028,753	20,574,170	542,608	4,316,896	229,595,080
HURON	35,720,074	2,918,444	275,228	557,762	31,968,639	WASHINGTON	33,320,541	2,515,322	316,939	398,545	30,089,735
JACKSON	16,776,332	1,275,829	317,132	100,128	15,083,243	WAYNE	94,163,156	7,253,973	462,188	1,287,750	85,159,244
JEFFERSON	32,945,309	2,435,003	663,295	419,661	29,427,351	WILLIAMS	25,422,432	2,016,628	195,907	367,823	22,842,074
KNOX	47,934,662	3,697,332	269,193	546,817	38,421,320	WOOD	130,923,629	9,578,805	418,095	1,615,926	119,310,803
LAKE	301,327,644	22,609,381	1,360,775	4,431,998	272,925,491	WYANDOT	11,002,614	927,431	96,817	129,413	9,848,953
LAWRENCE	20,320,211	1,730,864	608,166	262,009	17,719,173						
LICKING	153,867,914	12,803,246	422,967	2,445,232	138,196,470						
TOTAL	\$12,276,786,818	\$893,708,184	\$68,560,798	\$172,281,517	\$11,142,236,319						

(d) Reduction is applied to residential and agricultural property not exceeding one acre.
(e) County figures may not add to total due to rounding.

Source: Abstracts filed by county auditors and records of the Department of Taxation.

REAL PROPERTY

TABLE 5

ASSESSED VALUATION OF EXEMPT REAL PROPERTY, BY OWNERSHIP CLASSIFICATIONS,
TAX YEARS 2001 - 2005
(FIGURES IN MILLIONS)

Property Under Public Ownership	2001	2002	2003	2004	2005
Boards of Education	\$4,361.8	\$4,701.3	\$5,019.3	\$5,239.0	\$5,569.1
Municipalities	3,981.9	4,218.9	4,413.1	4,497.2	4,667.8
State	2,760.3	2,781.8	2,915.6	2,984.6	3,113.6
Counties	1,860.8	1,977.2	2,070.6	2,235.9	2,144.9
United States	1,425.8	1,259.7	1,568.9	1,578.7	1,619.9
Park Districts	406.8	470.3	489.4	479.3	518.7
Townships	204.3	251.7	238.9	249.5	271.0
Total	\$15,001.8	\$15,660.9	\$16,715.9	\$17,282.2	\$17,904.9
Property Under Private Ownership	2001	2002	2003	2004	2005
Tax Abatements	\$4,364.8	\$5,169.9	\$5,501.7	\$5,679.1	\$6,264.1
Charities	3,102.5	3,435.3	3,556.9	3,693.1	3,888.3
Churches	3,008.3	3,215.7	3,339.6	3,431.0	3,726.0
Schools and Colleges	2,136.4	2,549.0	2,631.7	2,743.0	3,054.8
Cemeteries	213.6	208.6	213.2	213.3	232.2
Total	\$12,825.7	\$14,578.5	\$15,243.1	\$15,759.5	\$17,165.4
Grand Total*	\$28,431.7	\$30,884.3	\$32,610.8	\$33,688.6	\$35,741.6

* Includes other tax-exempt organizations (e.g., metropolitan housing authorities, volunteer fire departments, etc.) not included in any of the listed categories.

Source: Exempt real property abstracts filed by county auditors with the Department of Taxation.

REAL PROPERTY

TABLE 6

ASSESSED VALUATION OF EXEMPT REAL PROPERTY COMPARED TO TOTAL ASSESSED REAL VALUATION, BY COUNTY, TAX YEAR 2005

County	Assessed Value of Taxable Real Property	Assessed Value of Exempt Real Property	Percent of Tax Base Exempt from Taxation	County	Assessed Value of Taxable Real Property	Assessed Value of Exempt Real Property	Percent of Tax Base Exempt from Taxation
ADAMS	\$329,606,460	\$46,072,970	13.98%	LOGAN	\$819,868,930	\$103,986,380	12.68%
ALLEN	1,516,886,150	265,346,450	17.49	LORAIN	5,601,869,920	717,971,000	12.82
ASHLAND	820,049,060	128,200,080	15.63	LUCAS	7,726,011,340	1,282,289,430	16.60
ASHTABULA	1,581,013,890	184,260,990	11.65	MADISON	699,142,270	138,310,720	19.78
ATHENS	701,533,730	292,175,890	41.65	MAHONING	3,740,639,930	473,896,130	12.67
AUGLAIZE	750,439,350	87,312,310	11.63	MARION	852,127,770	157,254,970	18.45
BELMONT	801,944,630	139,163,800	17.35	MEDINA	4,017,110,080	321,714,560	8.01
BROWN	551,779,458	49,472,630	8.97	MEIGS	226,026,820	25,225,340	11.16
BUTLER	6,939,408,120	1,119,000,360	16.13	MERCER	705,678,140	88,585,158	12.55
CARROLL	434,433,450	28,910,520	6.65	MIAMI	1,830,419,630	238,335,570	13.02
CHAMPAIGN	600,748,670	56,378,680	9.38	MONROE	185,265,660	22,100,130	11.93
CLARK	2,090,593,930	262,603,760	12.56	MONTGOMERY	9,674,872,900	1,698,336,860	17.55
CLERMONT	3,770,595,080	378,601,390	10.04	MORGAN	171,878,790	20,073,300	11.68
CLINTON	724,085,330	95,588,250	13.20	MORROW	570,871,610	42,362,340	7.42
COLUMBIANA	1,378,980,830	190,307,490	13.80	MUSKINGUM	1,196,728,300	236,346,490	19.75
COSHOCTON	488,291,690	55,941,300	11.46	NOBLE	159,473,850	34,021,370	21.33
CRAWFORD	574,291,450	47,118,760	8.20	OTTAWA	1,322,870,680	103,407,810	7.82
CUYAHOGA	31,036,968,200	5,157,794,660	16.62	PAULDING	249,940,160	34,749,270	13.90
DARKE	828,954,210	84,300,710	10.17	PERRY	417,702,200	70,543,320	16.89
DEFIANCE	594,835,920	90,836,520	15.27	PICKAWAY	893,519,890	147,471,690	16.50
DELAWARE	5,462,089,170	734,047,690	13.44	PIKE	277,420,100	287,273,760	103.55*
ERIE	1,721,651,600	177,682,830	10.32	PORTAGE	2,869,183,240	619,397,740	21.59
FAIRFIELD	2,710,651,110	250,004,620	9.22	PREBLE	689,480,460	63,291,070	9.18
FAYETTE	435,536,540	42,510,600	9.76	PUTNAM	522,045,500	89,304,570	17.11
FRANKLIN	25,820,609,650	5,621,921,040	21.77	RICHLAND	1,944,792,750	280,653,490	14.43
FULTON	771,836,620	180,187,690	23.35	ROSS	900,954,050	200,138,190	22.21
GALLIA	411,359,900	84,957,510	20.65	SANDUSKY	947,668,251	178,222,220	18.81
GEAUGA	2,845,904,003	206,767,300	7.27	SCIOTO	723,740,740	232,111,260	32.07
GREENE	3,188,491,760	757,565,290	23.76	SENECA	803,298,310	111,810,790	13.92
GUERNSEY	448,884,830	108,978,330	24.28	SHELBY	829,892,840	98,522,100	11.87
HAMILTON	18,838,078,050	3,914,216,710	20.78	STARK	6,323,703,890	913,112,470	14.44
HANCOCK	1,345,397,840	187,434,400	13.93	SUMMIT	11,751,866,480	1,479,097,380	12.59
HARDIN	377,838,880	60,073,030	15.90	TRUMBULL	3,261,940,930	401,999,630	12.32
HARRISON	205,594,890	29,442,820	14.32	TUSCARAWAS	1,421,862,610	145,370,060	10.22
HENRY	456,218,280	64,451,360	14.13	UNION	1,023,563,150	75,668,870	7.39
HIGHLAND	544,212,020	57,428,400	10.55	VAN WERT	391,383,100	62,170,760	15.88
HOCKING	428,362,820	66,559,470	15.54	VINTON	123,125,950	20,989,200	17.05
HOLMES	636,530,010	40,528,750	6.37	WARREN	4,717,788,820	633,503,030	13.43
HURON	882,521,740	107,018,840	12.13	WASHINGTON	849,306,540	139,562,290	16.43
JACKSON	403,162,620	89,813,090	22.28	WAYNE	1,896,448,060	299,193,230	15.78
JEFFERSON	793,144,690	130,083,460	16.40	WILLIAMS	569,484,350	89,155,770	15.66
KNOX	954,113,040	153,602,170	16.10	WOOD	2,575,903,240	530,754,130	20.60
LAKE	5,573,944,160	464,124,530	8.33	WYANDOT	333,549,270	27,602,690	8.28
LAWRENCE	624,523,600	112,467,410	18.01				
LICKING	3,281,840,890	404,412,590	12.32	TOTAL	\$222,488,359,822	\$35,741,553,988	16.06%

* The exempt percentage in Pike County is over 100% because of the higher value of exempt property in the county. This is primarily due to the federal uranium enrichment plant in Piketon.

Source: Abstracts filed by county auditors with the Department of Taxation.

REAL PROPERTY

TABLE 7

NUMBER OF HOMESTEAD EXEMPTIONS GRANTED, AVERAGE REDUCTION IN TAXABLE VALUE,
AND TOTAL REDUCTION IN TAXES, BY COUNTY,
TAX YEAR 2004

County	Number of Homestead Exemptions Granted(a)	Average Reduction in Taxable Value(a)	Total Reduction in Real Property Taxes(b)	County	Number of Homestead Exemptions Granted(a)	Average Reduction in Taxable Value(a)	Total Reduction in Real Property Taxes(b)
ADAMS (c)	1,010	\$3,981	\$208,392	LOGAN	605	\$3,935	\$164,419
ALLEN	1,457	3,931	335,900	LORAIN	4,305	4,035	1,423,907
ASHLAND	868	3,842	269,845	LUCAS	8,783	3,526	3,291,100
ASHTABULA	2,728	4,128	858,893	MADISON	638	4,111	173,437
ATHENS	1,545	3,899	467,553	MAHONING	7,807	3,763	2,330,105
AUGLAIZE	587	3,569	131,772	MARION	1,538	4,157	430,136
BELMONT	2,810	3,905	693,275	MEDINA	2,697	3,530	868,234
BROWN	1,147	3,952	219,074	MEIGS	1,076	3,750	194,605
BUTLER	4,817	4,039	1,247,777	MERCER	740	3,768	158,911
CARROLL	826	3,912	188,426	MIAMI	1,863	3,894	501,641
CHAMPAIGN	765	3,901	186,589	MONROE	560	4,048	112,755
CLARK	2,951	4,149	910,244	MONTGOMERY	10,755	3,900	4,016,628
CLERMONT	2,179	3,921	677,065	MORGAN (d)	537	3,785	120,157
CLINTON	529	3,945	117,690	MORROW	725	3,925	159,343
COLUMBIANA	3,533	3,972	844,861	MUSKINGUM	2,336	4,177	656,873
COSHOCTON	809	3,842	210,602	NOBLE	539	3,875	99,738
CRAWFORD	1,389	3,913	429,623	OTTAWA	949	3,549	236,934
CUYAHOGA	33,957	3,917	14,207,924	PAULDING	382	4,043	128,013
DARKE	1,243	3,918	256,378	PERRY	1,150	3,991	324,858
DEFIANCE	651	3,941	156,948	PICKAWAY	741	3,964	170,982
DELAWARE	1,034	3,823	277,940	PIKE	1,010	3,866	241,029
ERIE	1,455	3,883	475,362	PORTAGE	2,185	3,650	728,194
FAIRFIELD	1,942	3,973	578,682	PREBLE	1,006	4,021	222,797
FAYETTE	560	4,388	151,061	PUTNAM	555	3,895	113,588
FRANKLIN	11,554	4,017	4,481,242	RICHLAND	2,898	4,143	983,638
FULTON	710	3,833	378,756	ROSS	1,933	3,886	448,712
GALLIA	1,265	4,142	184,317	SANDUSKY	1,280	3,782	276,461
GEAUGA	1,309	3,693	450,264	SCIOTO	3,460	4,351	685,869
GREENE	1,624	3,785	456,831	SENECA	1,021	3,881	273,713
GUERNSEY	1,338	3,716	295,030	SHELBY	781	3,886	184,842
HAMILTON	8,961	3,867	3,295,918	STARK	7,760	3,866	2,294,735
HANCOCK	958	3,899	241,543	SUMMIT	12,358	3,998	4,252,855
HARDIN	601	4,055	149,594	TRUMBULL	6,313	4,108	1,892,798
HARRISON	673	3,856	155,923	TUSCARAWAS	2,560	3,967	666,323
HENRY	579	3,717	151,373	UNION	547	3,777	148,351
HIGHLAND	1,307	4,082	244,903	VAN WERT	669	4,091	188,880
HOCKING	759	3,936	192,313	VINTON	634	4,021	122,389
HOLMES	395	3,725	90,401	WARREN	1,787	3,515	499,623
HURON	1,416	3,112	280,412	WASHINGTON	1,454	3,734	323,251
JACKSON	1,407	4,409	296,250	WAYNE	1,620	3,850	466,016
JEFFERSON	2,923	3,946	676,858	WILLIAMS	704	3,914	201,752
KNOX	1,001	4,085	280,833	WOOD	1,451	3,595	405,483
LAKE	3,919	3,791	1,379,254	WYANDOT	460	3,642	93,972
LAWRENCE	3,587	4,516	617,522				
LICKING	1,822	4,009	437,960	TOTAL	220,525	\$3,920	\$70,117,421

(a) Compiled from surveys of county auditors conducted by the Department of Taxation.

(b) From distribution records of the Revenue Accounting Division of the Department of Taxation. These figures include those taxpayers that filed late for the tax reduction and exclude the administrative fees associated with this program.

(c) The figures in the first two columns are tax year 2003 data; this county did not submit data for tax year 2004.

(d) The figures in the first two columns are tax year 2002 data; this county did not submit data for tax years 2003 or 2004.

Source: Surveys filed with the Department of Taxation by county auditors.