



Property Tax – Real

Taxpayer

All real property owners unless specifically exempt.

Tax Base

The taxable base is the assessed value of land and buildings. Assessed value is 35 percent of market value, except for certain agricultural land. County auditors must reappraise all real estate once every six years. Equalization adjustments are made in the third year following reappraisal.

Rates

Real property tax rates vary with taxing jurisdictions. The total tax rate includes all levies, enacted by legislative authority or approved by the voters, for all taxing jurisdictions within which the property is located. These include counties, townships, municipal corporations, school districts, joint vocational school districts and special service districts.

The 2006 average statewide gross tax rate was 85.24 mills. Application of “tax reduction factors” resulted in an average statewide effective tax rate of 52.70 mills. The statewide 2007 gross tax rate was 86.61 mills, and the average effective tax rate was 64.25 mills.

The Ohio Constitution prohibits governmental units from levying property taxes which in total exceed 1 percent of true value unless approved by the voters. Ohio statute further limits property taxes to 1 percent of taxable value. This provision is known as the 10-mill limitation.

Major Exemptions

The real property of governmental or private institutional organizations may be exempt based on how the property is used and/or owned. Examples include schools, charities, churches and municipal corporations.

Also:

- Land devoted exclusively to commercial agricultural use may be valued according to current use instead of “highest and best” use.
- Certified air, water, and noise pollution control facilities are exempt.
- Tax abatements are granted by county, township, and municipal governments on qualified real property for a designated time period for the purposes of economic and community development.

Revenue (In Millions)

Tax Year	Taxes Charged Before Relief	Property Tax Relief	
		Percentage Rollback	Homestead Exemption
2003	\$10,473.6	\$1,197.5	\$68.8
2004	11,242.6	1,284.8	69.3
2005	12,276.8	1,066.8	70.5
2006	12,956.8	1,136.9	69.2
2007	13,128.1	1,184.5	317.1

“Taxes Charged Before Relief” represents real estate and public utility real property tax after the application of tax reduction factors but before the 10 percent and 2.5 percent rollbacks and homestead exemption. “Percentage Rollback” includes the value of the 10 percent and 2.5 percent rollbacks.

Disposition of Revenue

Revenue is distributed to counties, municipalities, townships, school districts, joint vocational districts, and special service districts according to the taxable values and total millage levied by each. Statewide, school districts receive approximately two-thirds of total real property tax revenue.

Payment Dates

- Dec. 31: full amount of tax (or one-half) is due.
- June 20: balance due.

Each county is permitted to extend the due dates to Jan. 31 and to July 20, respectively, in the case of certain delays affecting property tax administration. Upon application by a county treasurer alone or by a county auditor and treasurer together, the Tax Commissioner may grant further extensions of time in which the county must collect the tax.

Special Provisions/Credits

State law provides for several property tax credits – meaning direct reductions of tax rather than reductions of value. These credits include the rollbacks, the homestead exemption, and the tax reduction factors commonly referred to as “House Bill 920 credits.”

Property tax rollbacks:

Since 1971, a 10 percent reduction, or “rollback,” has applied to property tax bills. In 2005, as part of a larger series of tax reforms, the General Assembly limited this 10 percent reduction to parcels not intended primarily for use in a business activity. In general, the 10 percent reduc-

tion applies to farmland and residential property containing single-family, two-family, or three-family dwellings.

In addition, since 1979, a 2½ percent rollback has applied to homesteads – meaning, an owner-occupied dwelling that is the taxpayer’s domicile, and up to one acre of land. The state reimburses local governments for the cost of both of these rollbacks.

Homestead exemption:

The homestead exemption is available to homesteads of qualified homeowners who are either: at least 65 years of age, permanently and totally disabled, or at least 59 years of age and the surviving spouse of a deceased taxpayer who had previously received the exemption.

Before the 2007 tax year, this tax relief was limited to approximately 222,000 homeowners who earned \$26,200 or less, with benefits tiered according to income. In 2007, House Bill 119 eliminated these income restrictions and simplified the benefit so that it shields \$25,000 of a homestead’s true value from all property taxation. These changes added an estimated 566,000 additional homeowners to the program. The state reimburses local governments for the tax losses caused by this credit.

Tax reduction factors:

Each year, the Department of Taxation calculates effective tax rates based on a system of tax reduction factors outlined in Ohio Revised Code section 319.301 and enacted by House Bill 920 in 1976. The computation of these percentage reductions is somewhat complex, but the basic effect is to eliminate changes in revenue from certain voted levies that would otherwise occur when existing real property in a taxing unit is reappraised or updated.

Separate percentage reductions are applied to two classes of real property: Class I, consisting of residential and agricultural property, and Class II, consisting of commercial, industrial, mineral, and public utility real property. The result is lower effective tax rates for each class of property. These reductions do not apply to any tangible personal property. Reduction factors remain in effect until an increase or decrease in value occurs because of the revaluation of existing property.

Other special provisions:

- If a school district has a total voted and unvoted current expense millage exceeding 20 mills, its effective millage after the application of reduction factors cannot fall below 20 mills (sometimes known as the “floor.”) If the initial calculation of the factors would drop the effective current expense rate below 20 mills, the factors must be recalcu-

lated to arrive at 20 mills. Joint vocational schools have the same provision with a floor of 2 mills.

- Forest land devoted exclusively to forestry or timber growing may be taxed at 50 percent of the local rate.

Sections of Ohio Revised Code

Chapters of the Ohio Revised Code that pertain to real property taxation include chapters 319, 321, 323, 5701, 5705, 5709, 5713, 5715 and 5721.

Responsibility for Administration

Primarily county auditors, county treasurers, county boards of revision, and the Tax Commissioner.

History of Major Changes

- 1803** Ohio gains statehood. General Assembly continues territorial practice of taxing land (but not improvements) based on whether the fertility of the land is "first rate," "second rate" or "third rate."
- 1825** General Assembly abolishes land classification system, replacing it with an *ad valorem* tax on land, improvements and select forms of personal property.
- 1846** General Assembly enacts "Kelley Law," which requires that "all property, whether real or personal... unless exempted, shall be subject to taxation." Previously, the legislature had exempted from taxation many forms of personal property, such as tools and machinery.
- 1851** New state constitution requires that all real and personal property be taxed according to uniform rule, except for exemptions specifically permitted by the constitution, such as for churches and schools.
- 1902** Legislature repeals state property tax levies for the general fund. State levies persist for other purposes, such as public universities, common schools and highways.
- 1910** Culmination of reform movement leads to creation of single Tax Commission of Ohio to supervise local property tax administration.
- 1911** General Assembly enacts "Smith 1 percent law," which sets an overall 10 mill limit on unvoted levies. Further levies are permitted up to a 15 mill limit, as long as they receive approval through a vote of the people.
- 1925** First statutory requirement for six-year reappraisal cycle is enacted.
- 1927** General Assembly repeals Smith Law and replaces it with a 15 mill cap on unvoted levies. Additional millage is permitted above this mark through a vote of the people.
- 1929** Ohio voters approve a constitutional amendment that, starting in 1931, generally limits levies enacted without

voter approval to 1.5 percent of true value. The amendment also limits the principle of taxation by uniform rule to real property, rather than all property.

- 1932** For the first time in more than a century, no state tax is levied on real property.
- 1933** Voters approve a constitutional amendment that tightens the cap on non-voted levies to 1 percent of true value.
- 1934** Through statute, the General Assembly reduces the aggregate tax limit on non-voted levies from 15 mills to 10 mills.
- 1939** The Tax Commission of Ohio is replaced by the Department of Taxation, the Board of Tax Appeals (which will supervise real property tax administration), and a Tax Commissioner (who assumes functions with respect to taxation of public utility property).
- 1965** For the first time, the General Assembly permits real property to be uniformly assessed at less than true value. The legislature requires that taxable values be no more than 50 percent of true value, with the actual uniform percentage to be established by rule of the Board of Tax Appeals.
- 1968** A state tax is levied on real property for the last time – 0.2 mills to retire bonds issued to provide bonus compensation to veterans of the Korean conflict.
- 1970** Ohio voters approve constitutional amendment permitting a homestead exemption for low- and middle-income senior citizens.
- 1971** General Assembly enacts 10 percent property tax rollback. Homestead exemption begins.
- 1972** Board of Tax Appeals requires taxable values to be set at 35 percent of true value as counties complete their sexennial reappraisal cycle, with annual adjustments to maintain the 35 percent level.
- 1973** Voters approve a constitutional amendment permitting the valuation of agricultural property based upon current use.
- 1974** Voters approve a constitutional amendment that permits the extension of the homestead exemption to permanently and totally disabled homeowners.
- 1976** General Assembly enacts House Bill 920, which calls for the calculation of effective tax rates based on reduction factors. These factors are intended to eliminate from certain voted levies the changes in revenue that might occur when values grow on existing real property as part of a reappraisal or update. H.B. 920 also creates the Ohio Department of Tax Equalization to supervise real property tax administration and requires real property valuations to be updated every three years, instead of annually.
- 1979** Legislature enacts a 2½ percent tax rollback for owner-occupied residential property.

- 1980** Voters approve constitutional amendment that calls for separate reduction factors to be applied to two classes of real property: residential and agricultural property (Class I) and all other real property (Class II).
- 1983** Department of Tax Equalization is eliminated; all of its functions are transferred to the Department of Taxation.
- 1990** Voters approve a constitutional amendment that permits the homestead exemption to be extended to the surviving spouses of homestead exemption recipients.
- 2003** Definition of exemption for land devoted exclusively to agricultural use is expanded to include land used for conservation purposes to abate soil erosion, provided that these practices do not comprise more than 25 percent of the land otherwise qualified as exclusively devoted to agricultural use.
- 2005** As part of a larger series of tax reforms, House Bill 66 narrows the 10 percent rollback to real property not intended primarily for use in a business activity.
- 2007** Homestead exemption is expanded to all senior citizens, qualifying disabled homeowners, and surviving spouses of previously-qualified homeowners, regardless of income. Tiered benefits are scrapped in favor of allowing participants to shield \$25,000 of the true value of their homesteads from taxation.

Comparisons with Other States (as of 1/09)

The complexity of real estate laws prevents a simple rate comparison among states. However, the table below highlights the property tax liability on the median residential home value in the largest city in each of the 13 selected states after applicable exemptions or tax reductions.

Data are sorted by ascending property tax rates.

State/ City	Median Home Value in Largest City ¹	2007 Property Tax on Median Home less Tax Exemption or Tax Reduction ²	Effective Tax Rate per \$100 ³ , per 2007 Study
Philadelphia, Pa.	\$136,400	\$3,601	0.38
Indianapolis, Ind.	122,800	2,140	0.57
Houston, Texas	124,100	2,132	0.58
Newark, N.J.	317,400	5,078	0.63
Detroit, Mich.	88,800	1,310	0.68
Jacksonville, Fla.	180,900	2,272	0.80
Columbus, Ohio	141,300	1,539	0.92
Los Angeles, Calif.	633,800	6,895	0.92
Louisville, Ky. ⁴	135,600	1,292	1.05
Boston, Mass.	425,700	3,746	1.14
Charleston, W.Va. ⁵	98,300	845	1.16
New York, N.Y.	538,800	3,181	1.69
Chicago, Ill.	286,800	1,653	1.74

1 Source: U.S. Census Bureau, American Factfinder 2007 American Community Survey, Housing Characteristics.

2 Source: calculations by Ohio Department of Taxation.

3 Source: calculations by Ohio Department of Taxation from Tables 4 and 6, Tax Rates and Tax Burdens in the District of Columbia, A Nationwide Comparison (2007). Effective tax rates, exemptions, and reductions as reported by state officials.

4 Median home value for metropolitan statistical area.

5 Median home value for metropolitan statistical area.