

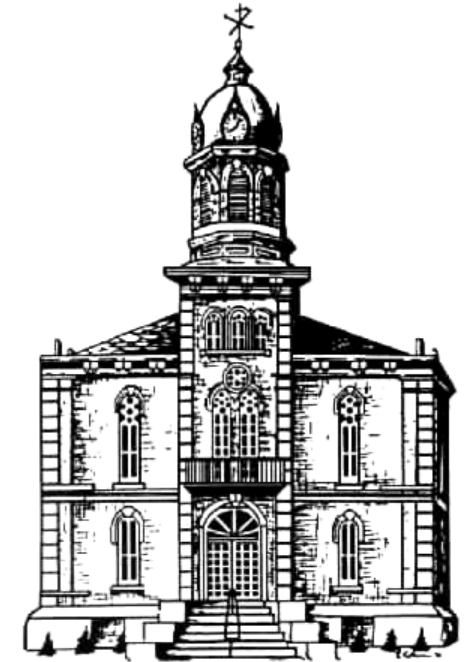


**GEAUGA COUNTY**  
 Rates of Taxation for Tax Year 2020 (2021 Collection)  
 Rates In Mills



*How To . . .*

LOCAL TAXING DISTRICT	Effective Tax Rates		Full Tax Rates								Previous Year		
	Agri/Resid	Other	Total County	Total Township	Total School	Total JVSD	Special District	Total Village	Total Library	Total 2020	Total 2019	Non-Bus Credit	Owner Occ. Credit
01. Auburn Twp-Kenston LSD	66.470442	82.115981	15.50	13.30	90.22	1.50			2.44	122.96	121.88	8.6069%	2.1517%
02. Bainbridge Twp-Kenston LSD	70.913346	89.106676	15.50	27.60	90.22	1.50			2.44	137.26	137.98	8.9193%	2.2298%
03. Bainbridge Twp-Chagrin Falls EVSD	88.433683	106.614366	15.50	27.60	124.10				2.44	169.64	169.80	8.2706%	2.0676%
04. Burton Twp-Berkshire LSD	48.684445	54.378866	15.50	10.35	55.93	1.50			1.70	84.98	85.10	7.7440%	1.9360%
05. Burton Village-Berkshire LSD	52.538979	59.150265	15.50		55.93	1.50		15.00	1.70	89.63	86.75	7.5319%	1.8829%
06. Chardon Twp-Chardon LSD	60.480215	75.362390	15.50	8.20	80.68	1.50			2.44	108.32	108.48	8.1206%	2.0301%
07. Chardon Twp-Riverside LSD	59.521340	64.440407	15.50	8.20	60.44	1.50	4.90		2.44	92.98	93.12	8.1412%	2.0353%
08. Chardon Twp-Kirtland LSD	62.243194	62.988306	15.50	8.20	75.94	1.50			1.00	102.14	102.10	9.6406%	2.4101%
09. Chardon Twp-Mentor EVSD	59.400392	75.678752	15.50	8.20	81.34				2.00	107.04	107.14	8.8751%	2.2187%
10. City of Chardon-Chardon LSD	60.977438	76.617919	15.50		80.68	1.50		12.00	2.44	112.12	112.28	8.2843%	2.0710%
11. Chester Twp-West Geauga LSD	58.620030	64.923343	15.50	21.22	51.49		0.20		2.44	90.85	92.28	8.8970%	2.2242%
12. Claridon Twp-Berkshire LSD	47.148770	52.154651	15.50	9.69	55.93	1.50			1.70	84.32	84.44	8.5219%	2.1304%
13. Claridon Twp-Chardon LSD	60.657362	75.050908	15.50	9.69	80.68	1.50			2.44	109.81	109.97	8.1950%	2.0487%
14. Aquilla Village-Chardon LSD	64.148556	82.716192	15.50	6.79	80.68	1.50		9.50	2.44	116.41	116.57	8.1487%	2.0371%
15. Hambden Twp-Chardon LSD	63.406126	78.548791	15.50	11.35	80.68	1.50			2.44	111.47	111.63	7.8729%	1.9682%
16. Huntsburg Twp-Cardinal LSD	52.233079	64.961620	15.50	9.00	60.21	1.50			2.44	88.65	89.22	8.7022%	2.1755%
17. Huntsburg Twp-Berkshire LSD	48.234671	53.390031	15.50	9.00	55.93	1.50			2.44	84.37	84.55	8.8801%	2.2200%
18. Middlefield Twp-Cardinal LSD	56.643600	70.116945	15.50	9.60	60.21	1.50	3.80		2.44	93.05	93.62	7.1424%	1.7856%
19. Middlefield Village-Cardinal LSD	53.281490	66.800923	15.50		60.21	1.50	3.80	6.45	2.44	89.90	90.47	7.7488%	1.9372%
20. Montville Twp-Berkshire LSD	49.544631	55.005417	15.50	11.40	55.93	1.50			2.44	86.77	85.45	8.2618%	2.0654%
21. Munson Twp-Chardon LSD	63.332232	79.427283	15.50	13.90	80.68	1.50			2.44	114.02	114.18	8.1205%	2.0301%
22. Munson Twp-West Geauga LSD	53.727805	59.847513	15.50	13.90	51.49		0.20		2.44	83.53	84.46	9.4019%	2.3504%
23. Newbury Twp-Newbury LSD	50.371668	56.522473	15.50	7.90	58.93	1.50			2.44	86.27	86.73	9.6482%	2.4120%
24. Newbury Twp-Kenston LSD	61.836059	76.854614	15.50	7.90	90.22	1.50			2.44	117.56	118.28	9.0434%	2.2608%
25. Parkman Twp-Cardinal LSD	53.282916	66.928893	15.50	10.80	60.21	1.50			2.44	90.45	91.02	8.2179%	2.0544%
26. Russell Twp-West Geauga LSD	62.141953	69.667700	15.50	26.43	51.49		0.20		2.44	96.06	97.02	8.7345%	2.1836%
27. Hunting Valley/W. Geauga LSD	59.556861	63.841944	15.50		51.49		0.20	16.10	2.44	85.73	86.66	8.3592%	2.0898%
28. Russell Twp-Chagrin Falls EVSD	90.745092	108.472464	15.50	26.43	124.10				2.44	168.47	168.66	7.8359%	1.9589%
29. S Russell Village-Chagrin Falls EVSD	80.316955	95.822648	15.50		124.10			13.45	2.44	155.49	155.65	8.1478%	2.0369%
30. Thompson Twp-Berkshire LSD	49.800468	55.935756	15.50	12.50	55.93	1.50			2.44	87.87	88.05	8.1605%	2.0401%
31. Thompson Twp-Madison LSD	57.276352	64.854867	15.50	12.50	60.45	1.50	4.90			94.85	94.97	8.3048%	2.0762%
32. Troy Twp-Berkshire LSD	48.489555	53.431489	15.50	12.50	55.93	1.50			1.70	87.13	87.25	8.6633%	2.1658%
33. Troy Twp-Cardinal LSD	53.173112	65.724551	15.50	12.50	60.21	1.50			2.44	92.15	92.72	8.7251%	2.1812%



**Compute Your 2020 Tax Bill**

*Provided by*

**CHARLES E. WALDER**

**Geauga County Auditor**

Furnished as a public service by  
**Charles E. Walder**  
**Geauga County Auditor**



Dear Property Owner:

The Auditor's Office is frequently asked questions about the calculations of tax bills. Many of the questions arise due to the complexity of the calculations brought about by law changes such as the House Bill 920 credit, the Non-Business Credit, the Owner Occupancy Credit passed in 1979 and revised in HB 59 for 2013, the homestead exemption and others. The attached example was developed to help you understand the calculation and the various factors that are used to calculate the actual tax that you pay on real property.

If you have any questions, please call the Auditor's Office (440) 285-2222, 564-7131, or 834-1856, extension 1600 or direct line (440) 279-1600 or visit us in person at your convenience.

We are here to serve you.

Sincerely,

Charles E. Walder  
Gauga County Auditor

**PROPERTY TAX COMPUTATION**

Market Value x 35%	=	Assessed Value
Assessed Value x Full Total Tax Rate ÷ 1,000	=	Gross Tax Per Year
Assessed Value x Effective Tax Rate ÷ 1,000	=	Adjusted Tax
Gross Tax – Adjusted Tax	=	H.B. 920 Credit
Gross Tax – H.B. 920 Credit	=	Net Taxes
Net Taxes x Non-Business Credit Percent	=	Non-Business Credit
Net Taxes x Owner Occupancy Credit Percent	=	Owner Occupancy Credit
Net Taxes – Non-Business and Owner Occ.	=	Taxes Charged
Taxes Charged ÷ 2	=	Half Year Tax
Half Year Tax + Special Assessments, penalties, etc.	=	Total Half Year Tax Bill

**EXAMPLE**

This is an example for a home located in Auburn Township with a fair market value of \$100,000

\$ 100,000 x 35%	=	Assessed Value	\$ 35,000.00
\$ 35,000 x 122.960000 ÷ 1,000	=	Gross Tax Per Yr	\$ 4,303.60
\$ 35,000 x 66.470442 ÷ 1,000	=	Adjusted Tax	\$ 2,326.47
\$ 4,303.60 – \$ 2,326.47	=	H.B. 920 Credit	\$ 1,977.13
\$ 4,303.60 - \$ 1,977.13	=	Net Taxes	\$ 2,326.47
\$ 2,326.47 x 8.6069 % (if applicable)	=	N-B Credit	\$ 200.24
\$ 2,326.47 x 2.1517% (if applicable)	=	O.O. Credit	\$ 50.06
\$ 2,326.47 - \$ 200.24 - \$ 50.06	=	Taxes Charged	\$ 2,075.87
\$ 2,075.87 ÷ 2	=	Half Year Tax	\$ 1,037.94
Add Special Assessments, Penalties, Delinquencies	=	Total Half Year Tax Bill	

Auburn Township Full Total Tax Rate is 122.960000 mills  
 Auburn Township Effective Tax Rate is 66.470442 mills  
 Non-Business and Owner Occupancy Credits do not apply to New or Replacement levies passed after 9/29/13.



Furnished as a public service by  
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