

2023 Geauga County Revaluation and Property Tax Consequence

- The Ohio Constitution provides for real property to be taxed **without a vote of the people** up to 10mills or 10/1000 of property value (thus 1mill is 1/1000 of value). This tax is commonly referred to as inside millage and its cap is known as the 10mill ceiling.
- Most properties in Geauga County, with very few exceptions, are taxed at the 10mill ceiling and share that tax with overlapping political subdivisions (the county, school district, and township or municipality). The breakdown of the allocation is as follows:
 - Geauga County – 25% or 2.5mills
 - Local School District – 45% or 4.5mills
 - Township or Municipality – 30% or 3.0mills
- Different than voted levy millage, inside millage does not carry an annual reduction factor and is directly affected by valuation change.
- Our mandated 2023 re-valuation, as approved by the Ohio Tax Commissioner, has resulted in an unprecedented **average** increase in Residential real estate valuation in Geauga County of 29.5% and 26.1% for Agricultural property. Inside millage tax will therefore increase proportionately.
- We are putting together a website calculator for every Geauga property owner to be able to estimate the effect that their valuation change will approximately have on their 2024 tax bill.
- We are encouraging political subdivision beneficiaries of this windfall tax increase to consider the effect that this has on Geauga’s property owners and responsibly investigate reducing other levied taxes to offset the effect on their citizens.
- A breakdown of inside millage by political subdivision is provided for reference and consideration.
- A revaluation map by neighborhood of the different averaged areas is also provided for reference. Please remember that every parcel within a neighborhood is treated uniquely and will experience different percent changes. Thus not every property will experience a 29.5% or 26.1% change. Some will be higher and some lower, depending on comparable sales, market, and appraisal data.



2023 REVALUATION EFFECT ON INSIDE MILLAGE

<u>ENTITY</u>	<u>VALUE OF 1Mill TY2022/CY2023</u>	<u>TOTAL INSIDE MILLAGE TY2022/CY2023</u>	<u>VALUE OF 1Mill TY2023/CY2024</u>	<u>TOTAL INSIDE MILLAGE TY2023/CY2024</u>	<u>APPROX. INCREASE DUE TO REVAL 2024</u>
COUNTY	\$3,643,527	\$9,108,818	\$4,606,644	\$11,516,610	\$2,407,792
LOCAL SCHOOL DISTRICTS					
BERKSHIRE LSD	\$392,100	\$1,764,449	\$493,473	\$2,220,627	\$456,178
CARDINAL LSD	\$363,033	\$1,633,649	\$440,587	\$1,982,641	\$348,992
CHARDON LSD	\$771,197	\$3,470,386	\$951,202	\$4,280,408	\$810,023
KENSTON LSD	\$936,817	\$4,215,674	\$1,185,147	\$5,333,161	\$1,117,487
WEST GEAUGA LSD	\$950,541	\$4,277,436	\$1,230,356	\$5,536,604	\$1,259,169
TOWNSHIPS					
AUBURN TWP	\$308,850	\$926,549	\$396,771	\$1,190,312	\$263,762
BAINBRIDGE TWP	\$651,721	\$1,955,162	\$817,352	\$2,452,057	\$496,894
BURTON TWP	\$92,859	\$278,578	\$113,859	\$341,578	\$63,000
CHARDON TWP	\$184,891	\$499,205	\$225,026	\$607,569	\$108,364
CHESTER TWP	\$415,206	\$1,245,617	\$543,355	\$1,630,066	\$384,449
CLARIDON TWP	\$95,137	\$285,411	\$117,028	\$351,083	\$65,673
HAMB DEN TWP	\$148,889	\$446,666	\$178,259	\$534,778	\$88,112
HUNTSBURG TWP	\$79,451	\$238,354	\$101,142	\$303,426	\$65,072
MIDDLEFIELD TWP	\$87,088	\$261,264	\$107,428	\$322,284	\$61,021
MONTVILLE TWP	\$59,555	\$178,665	\$79,251	\$237,753	\$59,088
MUNSON TWP	\$277,856	\$833,569	\$360,572	\$1,081,717	\$248,148
NEWBURY TWP	\$198,337	\$595,010	\$250,249	\$750,747	\$155,737
PARKMAN TWP	\$84,430	\$253,291	\$100,147	\$300,440	\$47,149
RUSSELL TWP	\$302,601	\$907,804	\$393,593	\$1,180,779	\$272,975
THOMPSON TWP	\$63,089	\$170,340	\$82,045	\$221,521	\$51,181
TROY TWP	\$70,504	\$211,511	\$88,576	\$265,729	\$54,218
MUNICIPALITIES					
AQUILLA VILLAGE	\$4,744	\$14,233	\$5,176	\$15,528	\$1,295
BURTON VILLAGE	\$35,470	\$106,411	\$43,323	\$129,968	\$23,557
HUNTING VALLEY	\$18,966	\$39,828	\$23,241	\$48,807	\$8,979
CITY OF CHARDON	\$174,106	\$522,318	\$208,655	\$625,964	\$103,646
MIDDLEFIELD VILLAGE	\$107,790	\$323,369	\$126,627	\$379,882	\$56,512
S RUSSELL VILLAGE	\$181,988	\$545,965	\$247,043	\$741,130	\$195,165

