

Understanding Your Taxes

- Basic definitions and terminology
- HB920
- Breakdown of tax dollars (Concord Township)
- Myths
- Questions

Understanding Your Taxes

- Definitions

- Millage (mil) - Term used to express tax rate (equals \$1 per \$1000 of assessed value) So a one mil levy would cost the owner of a home appraised for \$100,000, \$35 per year.
- Inside millage - The Ohio Constitution guarantees an amount of unvoted taxes, also called inside millage, for each taxing district in Ohio
- Outside millage - Any millage that has not been allocated by the state constitution is considered outside millage. Voted on by the people.

Understanding Your Taxes

- Definitions

- Market Value - Ohio's Constitution, laws, and courts have determined that the "measure" to be used in determining the value by which property is subject to taxation is the "estimated fair market value." Market value or true cash value is defined as the price your property would likely sell for in the market.
- Assessed Value - Assessed value on real estate is set at 35% of market value by the Tax Commissioner of the State of Ohio. Assessed value is the value of taxable property to which the tax rate is applied in order to compute the amount of taxes.

Understanding Your Taxes

- Definitions (Continued)
 - Joint Economic Development District (JEDD) – A specific area within the Township where businesses and employees pay a 1.75% income tax. Currently there are 7 businesses participating:
 - UH Tri-Point
 - UH medical clinic (Rainbow)
 - Stephen Douglas Corp
 - OTS
 - Sheetz
 - Vista Springs
 - Concord Village Skilled Nursing and Rehab Center
 - Coming soon:
 - Little Mountain Creamery
 - Johnny's Car wash
 - Ralph Victor Construction

Understanding Your Taxes

- Definitions (Continued)
 - Sexennial reevaluation – State mandated evaluation of property to update appraised value for tax purposes. Happens once every six years. All property is personally visited and information and values are verified.
 - NOTE: For this year's reevaluation, a questionnaire was sent to every property owner. The return rate was 36%.
 - Triennial update – Once every three years in the time period between the sexennial reevaluation. State mandated study and analysis of sales that have taken place in the past three years in order to determine whether a change in market value has taken place since the Revaluation. This update is based on Sales of Real Estate which have taken place within Lake County.

Understanding Your Taxes

- HB920 - H.B. 920 was passed in 1976 in order to keep outside millage levies from increasing
- Example: Nov 2019, a community passed a 2.9 mill levy. That levy generated approximately \$2.4 million dollars annually (starting in tax year 2020). As values have increased and other properties developed, the effective rate of the levy has been reduced (HB 920). In 2024 the effective rate of the levy passed in 2019 has been reduced to 2.23 mills which generates approximately the same \$2.4 million dollars annually. As a community's valuation increases, the effective millage rate goes down so that a voted levy does not bring in any additional dollars.
- This is why you will see a replacement or new levy placed on the ballot from time to time. Organizations cannot keep up with costs and never increase the revenue.

Understanding Your Taxes

Gross Tax Rate	127.96	Non Business Cre
Reduction Factor	.507037988	Owner Occupancy
Effective Tax Rate	63.079419	
TAX VALUES		
Gross Taxes		8,787.04
Reduction Factor		-4,455.36
Subtotal		4,331.68
Non Business Credit		-366.18
Owner Occupancy Credit		-89.90
Homestead Reduction		0.00
CAUV Recoupment		0.00
Current Net Real Estate Taxes		3,875.60

Gross Tax Rate

Concord Township is made up of 3 school districts:
Riverside, Chardon, and Mentor

School District	Gross Tax Rate	Effective Tax Rate
Riverside	97.03	57.31
Mentor	111.78	57.39
Chardon	112.36	56.87

Where do these numbers come from?

Concord Township

Type of Levy	Gross Tax Rate	Actual Tax Rate
General Fund (Inside)	1.40	1.40
Road & Bridge (Inside)	1.60	1.60
Fire Protection (Outside)	2.70	2.04
Roads (Outside) *	2.00	1.53
Safety Forces (Outside)*	4.00	3.02
FS Bond Levy (Outside)	0.6	0.53

* continuous

Township Taxes in Lake County

Political Subdivision	Safety	Total Tax Rate
Concord Twp	5.06	10.12
Leroy Twp	7.38	12.34
Perry Twp*	10.19	17.47
Painesville Twp	13.79	17.99
Madison Twp*#	16.40	20.95

*Joint Fire District

Police Dept

Lake County

Political Subdivision	Gross Tax Rate	Actual Tax Rate
General Fund	1.00	1.00
ADAMHS	1.60	1.20
DD	4.90	3.55
Narcotics Agency	0.30	0.14
Children's Services	1.10	0.75
Forensic Crime Laboratory	0.70	0.50
Senior Citizens	0.80	0.61
Lake Metroparks	3.20	2.49
Lakeland Community College	3.58	2.68
<u>Total</u>	17.18	12.92

School Districts

Political Subdivision	Riverside		Mentor		Chardon	
	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate
General Fund	52.20	22.99	72.60	25.83	77.68	28.34
Debt	1.56	1.45	-	-	-	-
Emergency	4.19	3.68	7.70	6.69	-	-
Permanent Improvement	2.50	1.96	1.00	0.37	3.00	2.38
<u>Total</u>	60.45	30.08	81.30	32.89	80.68	30.72

Libraries, Joint Vocational School & Financing District

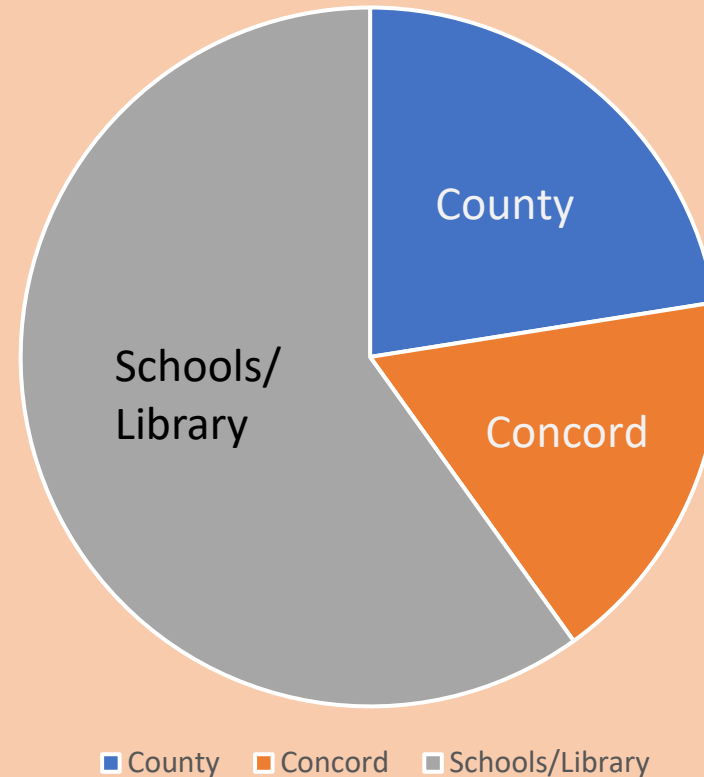
	Riverside		Mentor		Chardon	
	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate
Libraries	1.00	0.77	2.00	1.46	1.70	1.61
Joint Vocational School (ACC)	1.50	1.50	-		1.50	1.50
Financing District	4.90	1.92	-		-	

Total Tax Rates for Concord Township - 2024

Political Subdivision	Riverside		Mentor		Chardon	
	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate	Gross Tax Rate	Actual Tax Rate
Lake County	16.78	12.92	16.78	12.92	16.78	12.92
Concord Township	12.30	10.12	12.30	10.12	12.30	10.12
School Districts	60.45	30.08	81.30	32.89	80.68	30.72
Libraries	1.00	0.77	2.00	1.46	1.70	1.61
Auburn CC	1.50	1.50	-	-	1.50	1.50
LC School Financing District	4.90	1.92	-	-		
<u>Total</u>	97.03	57.31	111.78	57.39	112.36	56.87

Percentage Breakdown of Taxes

- Schools/Library – 59.9%
- Lake County – 22.5%
- **Concord Twp – 17.6%**



Understanding Your Taxes

- **The big myth:**
 - The Township should have plenty of money with all the new development.
 - Revenue is frozen by HB920. Development lowers your tax millage.

Understanding Your Taxes

- Sexennial Reevaluation
 - My home value increased by 30%; won't my taxes increase by 30% also?
 - No. HB920 provides a credit to prevent this from happening. The average increase in taxes for someone who has a 30% increase in value will be about 4.5% - 5%. This increase is on the inside millage only.
 - Personal example:
 - My house went up 47% (196K old value to \$289K new value)
 - My projected tax increase is 7.3% (\$289.69/year)
 - Likely will be less because HB920 will force a lower effective millage rate which will lessen the overall impact.

Understanding Your Taxes

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QUESTIONS

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