

The question we get the most during a reappraisal is,
“If my property value goes up 30% will my taxes go up 30%?”

The answer is NO.

- A) Back in the 1970's, the legislature passed HB 920 which restricts VOTED levies from increasing each year. The reasoning is that voted levies should collect the same amount each year less delinquencies or new construction.
- B) Each November/December the Ohio Department of Taxation creates each VOTED levies effective rates. When values increase in the County, the Department of Taxation reduces the effective rates to insure compliance with HB 920.
- C) The other thing to remember is that the valuation that is used to calculate your real estate taxes is not your Market Value (100% value), it is your Assessed value which is 35% of your market value.
- D) Also, besides the voted levies that were mentioned above, there is a second type of levy that is part of the real estate tax calculation and that is called inside millage. This inside millage is guaranteed by Ohio law, is not subject to HB 920, and is capped at 10 mills for each taxing district.
- E) Below is attached a spreadsheet that will help you estimate what your potential increase in real estate taxes could be. Keep in mind that any new levies that passed in May or could pass in November are not part of the HB 920 calculation during the first year of their existence (which will be next year).

RICHLAND COUNTY INSIDE		AS OF: Tax Year 2022								
MILLAGE WITHIN 10 MILL LIMIT										
	TAX							Resi	inside	
ENTITIES	DIST	COU	SCHL	TWPS	CORP	TOTAL	eff Rate	calc	mills	
Bloominggrove/Crestview	001	2.00	4.20	2.80		9.00	45.343076	19.85%		
Bloominggrove/Shelby	002	2.00	5.20	2.80		10.00	48.732603	20.52%		
Bloominggrove/South Central	003	2.00	4.50	2.80		9.30	43.360011	21.45%		
Bloominggrove/Plymouth	004	2.00	4.40	2.80		9.20	47.676374	19.30%		
Butler/Crestview	005	2.00	4.20	3.00		9.20	43.289696	21.25%		
Butler/South Central	006	2.00	4.50	3.00		9.50	41.306631	23.00%		
Cass/Plymouth	007	2.00	4.40	2.00		8.40	47.301905	17.76%		
Cass/South Central	008	2.00	4.50	2.00		8.50	42.985542	19.77%		
Cass/Shelby	009	2.00	5.20	2.00		9.20	48.358134	19.02%		
Cass/SHILOH/Plymouth	010	2.00	4.40	1.00	2.20	9.60	51.488261	18.65%		
Franklin/Crestview	011	2.00	4.20	2.80		9.00	45.126233	19.94%		
Franklin/Shelby	012	2.00	5.20	2.80		10.00	48.515760	20.61%		
Mansfield/MANSFIELD/Crestview	013	2.00	4.20	0.13	3.47	9.80	43.889696	22.33%		
Jefferson/Clear Fork	014	2.00	4.20	3.20		9.40	47.333406	19.86%		
Jefferson/BELLEVILLE/Clear Fork	015	2.00	4.20	1.20	2.40	9.80	58.573093	16.73%		
Jackson/Shelby	016	2.00	5.20	2.60		9.80	47.759782	20.52%		
Jackson/SHELBY/Shelby	017	2.00	5.20	0.20	2.60	10.00	48.073065	20.80%		
Monroe/Lucas	018	2.00	5.00	3.00		10.00	53.104405	18.83%		
Monroe/Loudonville-Perrysville	019	2.00	4.00	3.00		9.00	50.519701	17.81%		
Monroe/LUCAS/Lucas	020	2.00	5.00	1.00	2.00	10.00	52.175287	19.17%		
Mifflin/Madison	021	2.00	4.40	2.80		9.20	61.777553	14.89%		
Mifflin/Ashland	022	2.00	4.00	2.80		8.80	62.668261	14.04%		
Mifflin/Lucas	023	2.00	5.00	2.80		9.80	62.393904	15.71%		
Madison/Crestview	024	2.00	4.20	2.00		8.20	55.688668	14.72%		
Madison/Madison	025	2.00	4.40	2.00		8.40	61.431694	13.67%		
Madison/Mansfield	026	2.00	4.40	2.00		8.40	73.938465	11.36%		
Mansfield/MANSFIELD/Mansfield	027	2.00	4.40	0.13	3.47	10.00	62.139493	16.09%		
Mansfield/Madison	028	2.00	4.40	0.13	3.47	10.00	49.632722	20.15%		
Perry/Clear Fork	029	2.00	4.20	3.20		9.40	44.530803	21.11%		
Perry/Northmor	030	2.00	4.80	3.20		10.00	45.517858	21.97%		
Perry/Lexington	031	2.00	3.80	3.20		9.00	66.556550	13.52%		
Plymouth/Shelby	032	2.00	5.20	2.80		10.00	49.119609	20.36%		
Plymouth/Buckeye Central	033	2.00	4.20	2.80		9.00	46.399112	19.40%		
Plymouth/Plymouth	034	2.00	4.40	2.80		9.20	48.063380	19.14%		
Plymouth/PLYMOUTH/Plymouth	035	2.00	4.40	1.50	2.00	9.90	56.084797	17.65%		
Plymouth/SHELBY/Shelby	036	2.00	5.20	0.20	2.60	10.00	48.073065	20.80%		
Springfield/Ontario	037	2.00	5.40	2.60		10.00	64.184139	15.58%		
Springfield/ONTARIO/Ontario	038	2.00	5.40	0.40	2.20	10.00	64.184139	15.58%		
Mansfield/MANSFIELD/Ontario	039	2.00	5.40	0.13	2.47	10.00	56.096326	17.83%		
Sandusky/Ontario	040	2.00	5.40	2.60		10.00	59.782597	16.73%		
Sandusky/Galion	041	2.00	3.90	2.60		8.50	53.668272	15.84%		
Sandusky/Crestline	042	2.00	3.80	2.60		8.40	61.151037	13.74%		
Sandusky/CRESTLINE/Crestline	043	2.00	3.80	0.90	2.30	9.00	57.270138	15.71%		
Sharon/Shelby	044	2.00	5.20	2.20		9.40	47.451843	19.81%		
Sharon/SHELBY/Shelby	046	2.00	5.20	0.20	2.60	10.00	48.073065	20.80%		
Troy/Lexington	047	2.00	3.80	3.00		8.80	65.744579	13.39%		
Troy/LEXINGTON/Lexington	048	2.00	3.80	1.00	3.20	10.00	70.944089	14.10%		
Worthington/Clear Fork	049	2.00	4.20	3.00		9.20	45.321216	20.30%		
Worthington/BUTLER/Clear Fork	050	2.00	4.20	1.00	2.80	10.00	47.695196	20.97%		
Weller/Crestview	051	2.00	4.20	3.00		9.20	45.336173	20.29%		
Washington/Clear Fork	052	2.00	4.20	3.00		9.20	46.770729	19.67%		
Washington/Lexington	053	2.00	3.80	3.00		8.80	68.796476	12.79%		
Washington/Madison	054	2.00	4.40	3.00		9.40	55.254335	17.01%		

								inside
	TAX						Resi	mills
ENTITIES	DIST	COU	SCHL	TWPS	CORP	TOTAL	eff Rate	calc
Washington/Lucas	055	2.00	5.00	3.00		10.00	55.870686	17.90%
Mansfield/MANSFIELD/Lexington	056	2.00	3.80	0.13	3.47	9.40	63.174863	14.88%
Mansfield/MANSFIELD/Mansfield	057	2.00	4.40	0.13	3.47	10.00	62.139493	16.09%
Mansfield/MANSFIELD/Madison	058	2.00	4.40	0.13	3.47	10.00	49.632722	20.15%
Washington/LEXINGTON/Lexington	059	2.00	3.80	0.10	3.20	9.10	71.478918	12.73%
Washington/BELLVILLE/Clear Fork	060	2.00	4.20	0.30	2.40	8.90	57.355024	15.52%
Washington/BELLVILLE/Lexington	061	2.00	3.80	0.30	2.40	8.50	79.380771	10.71%
Sandusky/GALION/Ontario	062	2.00	5.40	0.90	1.70	10.00	58.373514	17.13%
Cass/SHELBY/Plymouth	063	2.00	4.40	1.00	2.60	10.00	44.876753	22.28%
Washington/MANSFIELD/Lexington	064	2.00	3.80	0.10	3.47	9.37	67.749408	13.83%
Washington/MANSFIELD/Madison	065	2.00	4.40	0.10	3.47	9.97	54.207267	18.39%
Madison/MANSFIELD/Madison	066	2.00	4.40	0.13	3.47	10.00	61.405810	16.29%

F) You must go to your property(s) page on this web site and acquire some information.

- 1) Parcel Number...write down the first three digits of this number
- 2) Look at the 2022 column and right down your total assessed value.
- 3) Look at the 2023 column and write down your total assessed value
- 4) Go to the above spreadsheet and look for the taxing district that matches the first three numbers of (1) above. Write down the percentage listed in the column titled “inside mills calc”
- 5) Calculation:
 - a. 2022 assessed value from (2) above times the percentage from the spreadsheet.
 - b. 2023 assessed value from (3) above times the percentage from the spreadsheet.
 - c. Subtract the two answers - i.e. taxing district 027:

<u>2022</u>		<u>2023</u>
58,680	(assessed value)	78,860
x .01609%	percentage	x .01609%
<u>\$944.16</u>		<u>\$1,268.86</u>
	\$1,286.86	
	<u>-\$944.16</u>	

\$324.70 ESTIMATED increase for Tax Year 2023

DISCLAIMER:

The answer above is an estimate and does not take two things into account, any new levies (additional/replacement) and the changes to the column on the spreadsheet titled “Res eff rate” that will be performed by the Ohio Department of Taxation.