

Educational Focus on How Taxes are Estimated

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Here is How Taxes are Estimated?

Property Valuations x Tax Rates

Categories for Property Valuations

Class 1: Residential/Agricultural

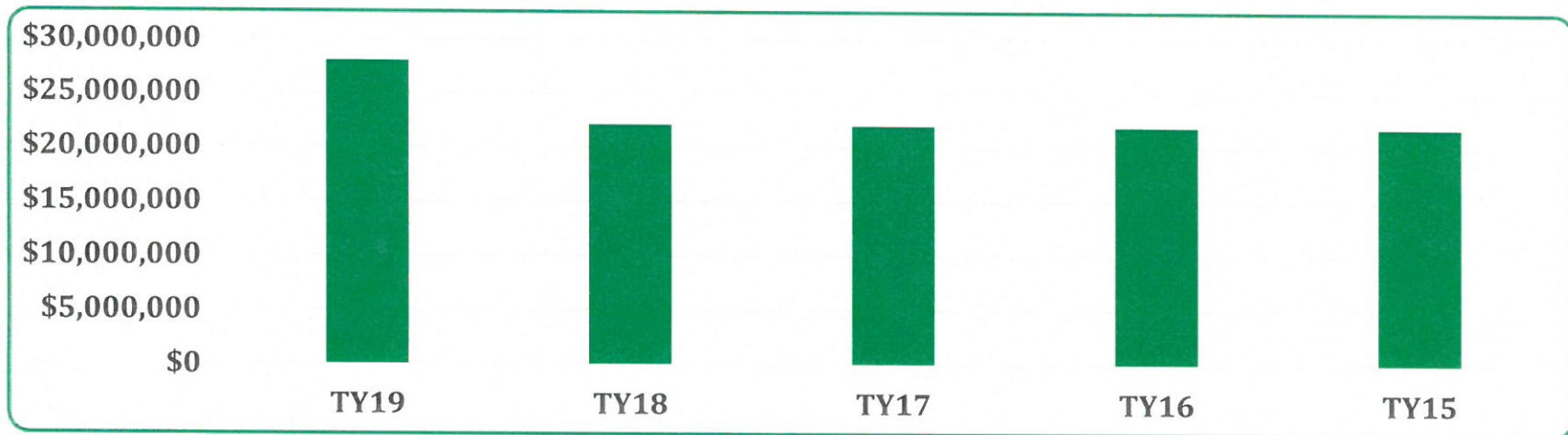
Class 2: Commercial/Industrial

Public Utility

Residential/Agricultural Property Taxes

	TY19	TY18	TY17	TY16	TY15
Property Values	\$811,725,200	\$802,390,160	\$799,832,360	\$743,988,280	\$741,670,770
	\$9,335,040	\$2,557,800	\$55,844,080	\$2,317,510	
	1.16%	0.32%	7.51%	0.31%	

	TY19	TY18	TY17	TY16	TY15
Tax Rates	34.4981	27.5156	27.5098	29.4685	29.4544

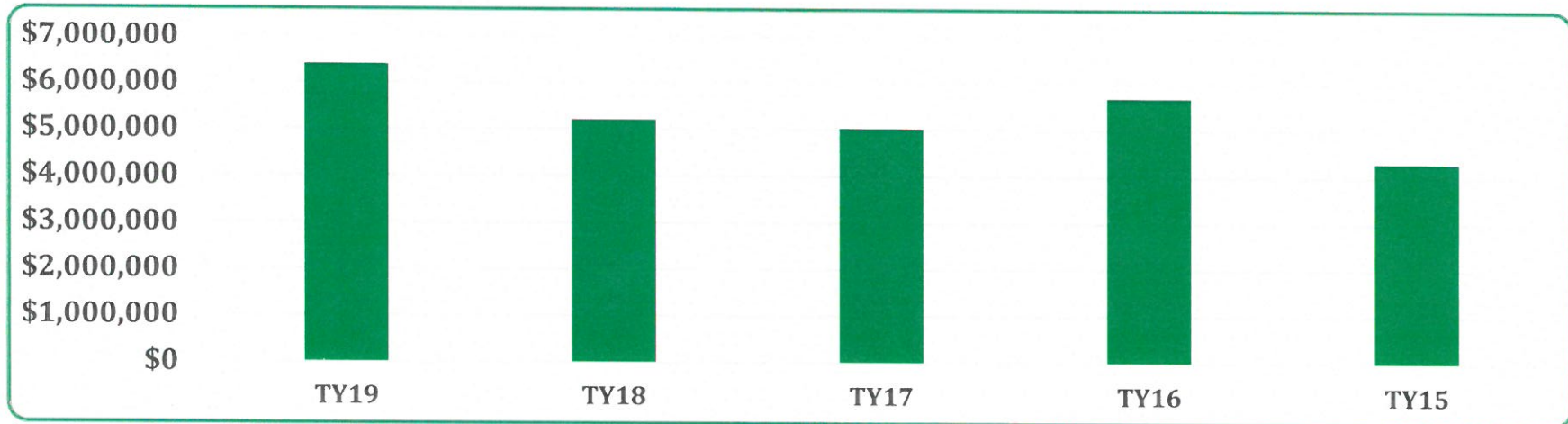


	TY19	TY18	TY17	TY16	TY15
Tax Revenue	\$28,002,970	\$22,078,242	\$22,003,218	\$21,924,210	\$21,845,474
\$ Change	\$5,924,728	\$75,024	\$79,008	\$78,736	
% Change	26.84%	0.34%	0.36%	0.36%	

Commercial/Industrial Property Taxes

	TY19	TY18	TY17	TY16	TY15
Property Values	\$169,147,430	\$169,194,980	\$162,755,520	\$182,791,410	\$154,195,850
	(\$47,550)	\$6,439,460	(\$20,035,890)	\$28,595,560	
	-0.03%	3.96%	-10.96%	18.54%	

	TY19	TY18	TY17	TY16	TY15
Tax Rates	37.791	30.787	30.939	31.14	27.961

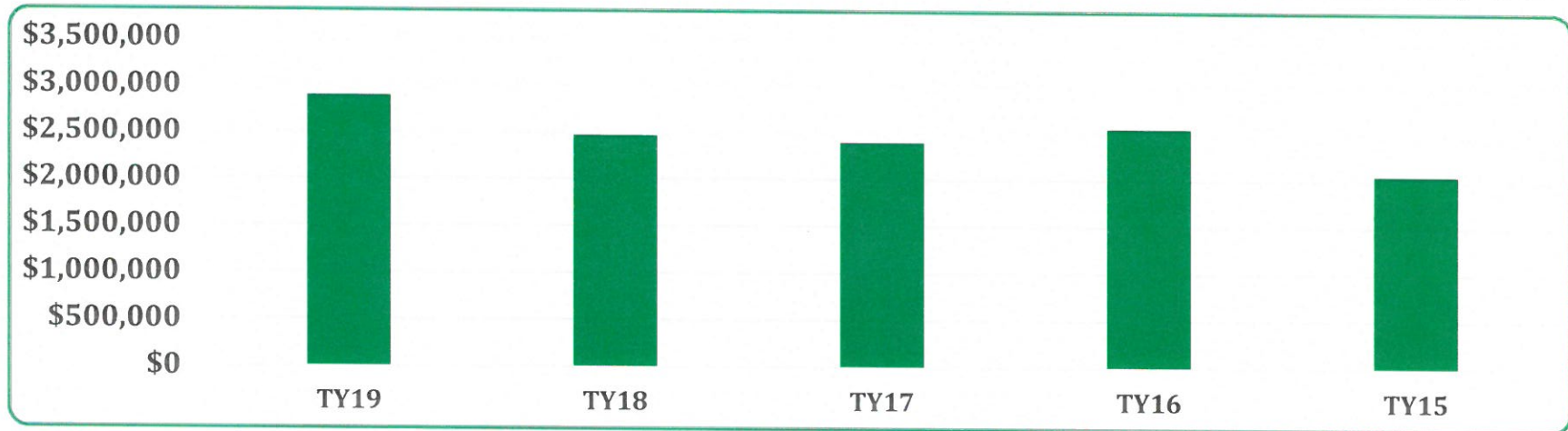


	TY19	TY18	TY17	TY16	TY15
Tax Revenue	\$6,392,234	\$5,209,006	\$5,035,508	\$5,692,112	\$4,311,474
\$ Change	\$1,183,228	\$173,499	(\$656,604)	\$1,380,637	
% Change	22.72%	3.45%	-11.54%	32.02%	

Public Utility Property Taxes

	TY19	TY18	TY17	TY16	TY15
Property Values	\$42,925,940	\$40,966,250	\$39,815,860	\$42,394,450	\$34,148,290
	\$1,959,690	\$1,150,390	(\$2,578,590)	\$8,246,160	
	4.78%	2.89%	-6.08%	24.15%	

	TY19	TY18	TY17	TY16	TY15
Tax Rates	67.31	60.33	60.33	60.33	60.33



	TY19	TY18	TY17	TY16	TY15
Tax Revenue	\$2,889,349	\$2,471,479	\$2,402,099	\$2,557,630	\$2,060,149
\$ Change	\$417,870	\$69,380	(\$155,531)	\$497,481	
% Change	16.91%	2.89%	-6.08%	24.15%	

Tax Rates for Tax Year 2019

	Voted Rate	Res/Ag	Com/Ind.
Prior to 1978	30.78	7.84622	8.51541
1984	5.4	2.14762	2.45451
1988	4.45	2.03251	2.62175
1993	7.2	3.81905	4.91742
2004	6.5	6.06979	6.36513
2011	6	5.60288	5.9366
2019	6.98	6.980000	6.980000
TOTAL	67.31	34.4981	37.7908

What factors impact
changes to
Taxable Values for
Land and Buildings?

Value of Buildings Destroyed
Change in Mineral
New Construction Values
Board of Revision Changes
Exempt Property Changes
All Reclassification (Real to Tangible)
CAUV Loss/Recoupment
Omitted Property
Miscellaneous
Reappraisal/Update

2019 REAL PROPERTY ABSTRACT For Nordonia Hills City School District - ASSESSED VALUES

Affects
Tax
Rate

	Line	Flag	Class I		Class II				Class I Total	Class II Total
			Agricultural	Residential	Mineral	Industrial	Commercial	Railroad		
Board of Revision Changes	04	L	\$3,410	(\$23,900)	\$0	\$0	(\$78,490)	\$0	(\$20,490)	(\$78,490)
Board of Revision Changes	04	B	\$0	(\$108,520)	\$0	(\$531,890)	(\$224,960)	\$0	(\$108,520)	(\$756,850)
Reappraisal/Update	12	L	(\$97,430)	(\$117,930)	\$0	\$0	\$32,650	\$0	(\$215,360)	\$32,650
Reappraisal/Update	12	B	\$91,720	\$180,140	\$0	\$0	\$671,200	\$0	\$271,860	\$671,200
TOTAL CHANGE			(\$2,300)	(\$70,210)	\$0	(\$531,890)	\$400,400	\$0	(\$72,510)	(\$131,490)

Does
Not
Affect
Tax
Rate

	Line	Flag	Class I		Class II				Class I Total	Class II Total
			Agricultural	Residential	Mineral	Industrial	Commercial	Railroad		
Value of Buildings Destroyed	01	B	(\$11,540)	(\$253,220)	\$0	\$0	(\$97,390)	\$0	(\$264,760)	(\$97,390)
Change in mineral	2	L	\$0		(\$4,390)					
New Construction Values	03	B	\$22,570	\$7,307,430	\$0	\$1,410	\$401,990	\$0	\$7,330,000	\$403,400
Exempt Property Changes	05	L	\$0	(\$3,910)	\$0	\$0	\$111,060	\$0	(\$3,910)	\$111,060
Exempt Property Changes	05	B	\$0	\$0	\$0	\$647,170	(\$557,920)	\$0	\$0	\$89,250
All Reclassifications (Real to TPP)	07	L	\$334,110	(\$40,160)	\$0	\$0	(\$369,240)	\$0	\$293,950	(\$369,240)
All Reclassifications (Real to TPP)	07	B	\$228,520	(\$89,860)	\$0	\$0	(\$146,350)	\$0	\$138,660	(\$146,350)
CAUV Loss/Recoupment	08	L	(\$259,130)	\$0	\$0	\$0	\$0	\$0	(\$259,130)	\$0
Omitted Property	09	B	\$430	\$18,130	\$0	\$0	\$106,130	\$0	\$18,560	\$106,130
Miscellaneous	11	L	\$0	\$2,154,180	\$0	\$0	\$1,960	\$0	\$2,154,180	\$1,960
Miscellaneous	11	B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CHANGE			\$314,960	\$9,092,590	(\$4,390)	\$648,580	(\$549,760)	\$0	\$9,407,550	\$94,430

	Line	Flag	Agricultural	Residential	Mineral	Industrial	Commercial	Railroad	Class I Total	Class II Total
Total New Increase/Decrease	13	L	(\$19,040)	\$1,968,280	(\$4,390)	\$0	(\$302,060)	\$0	\$1,949,240	(\$306,450)
Total New Increase/Decrease	13	B	\$331,700	\$7,054,100	\$0	\$116,690	\$152,700	\$0	\$7,385,800	\$269,390
Previous Year's Values	14	L	\$1,594,340	\$179,432,890	\$12,900	\$5,594,480	\$46,378,720	\$0	\$181,027,230	\$51,986,100
Previous Year's Values	14	B	\$2,561,410	\$618,801,520	\$0	\$17,289,600	\$98,996,610	\$0	\$621,362,930	\$116,286,210
Total/Acres of Agricultural class	15	L	\$499	\$0	\$0	\$0	\$0	\$0	\$499	\$0
Total Land	16	L	\$1,575,300	\$181,401,170	\$8,510	\$5,594,480	\$46,076,660	\$0	\$182,976,470	\$51,679,650
Total Buildings	17	B	\$2,893,110	\$625,855,620	\$0	\$17,406,290	\$99,149,310	\$0	\$628,748,730	\$116,555,600
TOTAL VALUE	18	T	\$4,468,410	\$807,256,790	\$8,510	\$23,000,770	\$145,225,970	\$912,180	\$811,725,200	\$169,147,430