

COMPARATIVE TAX RATES

REAL PROPERTY TAX RATES (2013 tax year) – due in 2014

CITY	VOTED TAX RATE	COMMERCIAL/INDUSTRIAL			RESIDENTIAL/AGRICULTURAL		
		Effective Rate	Tax as a % of Market Value	Annual Taxes on \$100,000 Property	Effective Rate	Tax as a % of Market Value	Annual Taxes on \$100,000 Property
WESTLAKE	102.45	72.83	2.55%	2550	69.64	2.15%	2150
Strongsville	116.41	75.48	2.64%	2640	74.48	2.30%	2300
Berea	120.53	89.34	3.13%	3130	82.38	2.54%	2540
Rocky River	126.58	100.77	3.53%	3530	85.51	2.64%	2640
North Olmsted	129.63	95.40	3.34%	3340	93.38	2.88%	2880
Fairview Park	133.20	97.34	3.41%	3410	93.51	2.88%	2880
Cleveland	119.33	99.11	3.47%	3470	91.48	2.82%	2820
Bay Village	154.24	99.78	3.49%	3490	92.78	2.86%	2860
Lakewood	164.16	120.96	4.23%	4230	106.47	3.30%	3300

MUNICIPAL INCOME TAX RATES:

<u>CITY</u>	<u>TAX RATE</u>	<u>INCOME TAX CREDIT GIVEN</u> (For residents who work elsewhere)
WESTLAKE	1.50%	100% credit up to 1.50%
Bay Village	1.50%	100% credit up to 1.00%
Rocky River	1.50%	100% credit up to 1.00%
Lakewood	1.50%	50% credit on first 1.00%
Fairview Park	2.00 %	75% credit up to 1.25%
Berea	2.00%	100% credit up to 1.50%
Strongsville	2.00%	75% credit up to 2.00%
North Olmsted	2.00%	100% credit up to 2.00%
Cleveland	2.00%	50% credit up to 1.00%

Note: The VOTED TAX RATE is the total rate approved by voters in a taxing district for support of the school district, library, municipality, vocational school, community college, metropark system or county-wide services. This rate also includes 10 mills of unvoted taxes guaranteed by the Ohio Constitution. The Effective Tax Rate is the tax rate after a tax reduction factor is applied. Taxpayers are protected from unvoted increases in taxes by Ohio legislation known as House Bill 920. Passed in 1972, HB920 reduces the tax rate as property values in a taxing district increase during triennial reappraisals and updates. The Tax as a Percentage of Market is a simple percentage used to estimate total property taxes for a home or business. Multiply the market value of the home or business by the percentage listed.