

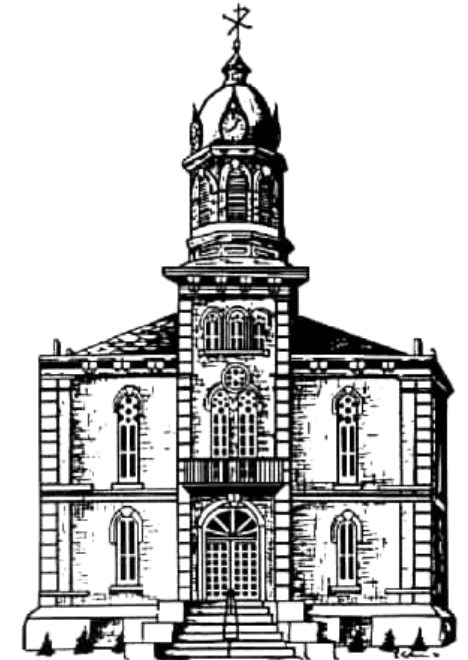


GEAUGA COUNTY
 Rates of Taxation for Tax Year 2009 (2010 Collection)
 Rates In Mills



How To . . .

LOCAL TAXING DISTRICT	Effective Tax Rates		Full Tax Rates									Previous Year
	Agri/Resid	Other	Total County	Total Township	Total School	Total JVSD	Special District	Total Village	Total Library	Total 2009		
01. Auburn Twp-Kenston LSD	59.730008	66.191268	15.10	11.17	86.46	1.50			1.00	115.23	115.76	
02. Bainbridge Twp-Kenston LSD	66.120521	73.364173	15.10	23.75	86.46	1.50			1.00	127.81	128.34	
03. Bainbridge Twp-Chagrin Falls EVSD	74.536269	82.694780	15.10	23.75	108.60				1.00	148.45	148.45	
04. Burton Twp-Berkshire LSD	40.853858	43.813148	15.10	7.25	52.30	1.50			1.20	77.35	77.35	
05. Burton Village-Berkshire LSD	43.039648	46.819670	15.10		52.30	1.50		9.75	1.20	79.85	79.85	
06. Chardon Twp-Chardon LSD	51.464562	59.156526	15.10	7.20	70.88	1.50			1.00	95.68	95.18	
07. Chardon Twp-Riverside LSD	51.375831	52.253781	15.10	7.20	54.18	1.50	4.90		1.00	83.88	82.98	
08. Chardon Twp-Kirtland LSD	57.281705	56.915709	15.10	7.20	72.38	1.50			1.00	97.18	96.22	
09. Chardon Twp-Mentor EVSD	55.171956	62.466679	15.10	7.20	77.64				1.100	101.04	99.79	
10. City of Chardon-Chardon LSD	51.762482	60.185860	15.10		70.88	1.50		11.00	1.00	99.48	99.48	
11. Chester Twp-West Geauga LSD	56.276925	59.096838	15.10	17.97	54.68		.20		1.00	88.95	90.40	
12. Claridon Twp-Berkshire LSD	41.439324	43.790889	15.10	9.40	52.30	1.50			1.20	79.50	79.50	
13. Claridon Twp-Chardon LSD	50.965588	58.474481	15.10	9.40	70.88	1.50			1.00	97.88	97.88	
14. Aquilla Village-Chardon LSD	51.992426	61.422038	15.10	5.50	70.88	1.50		5.50	1.00	99.48	99.48	
15. Hambden Twp-Chardon LSD	52.916678	60.839068	15.10	10.80	70.88	1.50			1.00	99.28	99.28	
16. Huntsburg Twp-Cardinal LSD	47.969107	55.720025	15.10	9.00	55.14	1.50			1.00	81.74	82.25	
17. Huntsburg Twp-Ledgemont LSD	42.896581	48.854672	15.10	9.00	51.20	4.11			1.00	80.41	80.41	
18. Middlefield Twp-Cardinal LSD	45.871378	54.551277	15.10	6.30	55.14	1.50	2.80		1.00	81.84	82.35	
19. Middlefield Village-Cardinal LSD	44.723707	53.684616	15.10		55.14	1.50	2.80	6.50	1.00	82.04	82.55	
20. Montville Twp-Ledgemont LSD	42.168747	48.098342	15.10	10.40	51.20	4.11			1.00	81.81	82.11	
21. Munson Twp-Chardon LSD	53.297257	61.756687	15.10	12.25	70.88	1.50			1.00	100.73	100.73	
22. Munson Twp-West Geauga LSD	53.635575	56.384253	15.10	12.25	54.68		.20		1.00	83.23	84.05	
23. Newbury Twp-Newbury LSD	55.951482	59.230735	15.10	7.90	65.95	1.50			1.00	91.45	85.59	
24. Newbury Twp-Kenston LSD	59.404830	65.767111	15.10	7.90	86.46	1.50			1.00	111.96	113.29	
25. Parkman Twp-Cardinal LSD	46.389162	54.947966	15.10	8.80	55.14	1.50			1.00	81.54	82.05	
26. Russell Twp-West Geauga LSD	58.662383	63.554736	15.10	22.85	54.68		.20		1.00	93.83	94.65	
27. Hunting Valley/W. Geauga LSD	49.886828	51.913646	15.10		54.68		.20	5.10	1.00	76.08	76.90	
28. Russell Twp-Chagrin Falls EVSD	74.305225	84.302796	15.10	22.85	108.60				1.00	147.55	147.55	
29. S Russell Village-Chagrin Falls EVSD	67.772513	75.645260	15.10		108.60			11.95	1.00	136.65	136.65	
30. Thompson Twp-Ledgemont LSD	44.054754	50.351716	15.10	12.50	51.20	4.11			1.00	83.91	83.91	
31. Thompson Twp-Madison LSD	50.728249	52.685381	15.10	12.50	54.19	1.50	4.90		0.00	88.19	87.91	
32. Troy Twp-Berkshire LSD	44.294446	45.900086	15.10	12.50	52.30	1.50			1.20	82.60	82.60	
33. Troy Twp-Cardinal LSD	48.802030	55.414436	15.10	12.50	55.14	1.50			1.00	85.24	85.75	



Compute Your 2010 Tax Bill

Provided by

Frank J. Gliha

Geauga County Auditor

Furnished as a public service by
Frank J. Gliha
Geauga County Auditor

HOW TO COMPUTE YOUR TAX BILL



This example is for a home located in Auburn Township and has a fair market value of \$100,000

Dear Property Owner:

The Auditor's Office is frequently asked questions about the calculations of tax bills. Many of the questions arise due to the complexity of the calculations brought about by law changes such as the House Bill 920 credit, the 2 1/2% reduction passed in 1979, the 10% reduction, the homestead exemption and others. The enclosed example was developed to help you understand the calculation and the various factors that are used to calculate the actual tax that you pay on real property.

If you have any questions, please call the Auditor's Office (440) 285-2222, 564-7131, or 834-1856, extension 1600 or direct line (440) 279-1600 or visit us at your convenience.

We are here to serve you.

Sincerely,

Frank J. Gliha
Gauga County Auditor

Property Tax Computation

Market value x 35%	=	Assessed value
Assessed value x Full Total tax rate	=	Gross tax per year
Assessed value x Effective tax rate	=	Adjusted tax
Gross tax - Adjusted tax	=	H.B. 920 credit
Gross tax - House Bill 920 credit	=	Net taxes
Net taxes x 10% rollback	=	Tax credit
Net taxes x 2 1/2% reduction ***	=	Tax credit
Net taxes - (10% + 2 1/2% credits)	=	Taxes charged
Taxes charged ÷ 2	=	Half year tax (if no special assessments, etc. are due)
Half year tax + Special assessments, penalties or delinquencies	=	Total Half year tax bill

Example

\$ 100,000.00 x .35	=	\$ 35,000.00
\$ 35,000 x .11523*	=	\$ 4,033.05
\$ 35,000 x .059730008**	=	\$ 2,090.55
\$ 4,033.05 - \$2,090.55	=	\$ 1,942.50
\$ 4,033.05 - \$1,942.50	=	\$ 2,090.55
\$ 2,090.55 x .10	=	\$ 209.06
\$ 2,090.55 x .025***	=	\$ 52.26
\$ 2,090.55 - (209.06 + 52.26)	=	\$ 1,829.23
\$ 1,829.23 ÷ 2	=	\$ 914.62
\$ 914.62 + ???.	=	\$???.

Your Computation

\$ _____ x .35	=	\$ _____
Market value		Assessed value
\$ _____ x _____	=	\$ _____
Assessed value	Your Full Total tax rate	Gross tax per year
\$ _____ x _____	=	\$ _____
Assessed value	Your Effective tax rate	Adjusted tax
\$ _____ - _____	=	\$ _____
Gross tax	Adjusted tax	H.B. 920 credit
\$ _____ - _____	=	\$ _____
Gross tax	H.B. 920 credit	Net taxes
\$ _____ x .10 Rollback	=	\$ _____
Net taxes		Tax credit (A)
\$ _____ x .025 Reduction	=	\$ _____
Net taxes		Tax credit (B)
\$ _____ - (A + B)	=	\$ _____
Net taxes	Credits above	Taxes charged
\$ _____ ÷ 2	=	\$ _____
Taxes charged		Half year tax (if no special assessments, etc. are due)
\$ _____ + _____	=	\$ _____
Half year tax	Special assessments, penalties or delinquencies	Total Half year tax bill

* Auburn Township Full Total Tax Rate
** Auburn Township Effective Tax Rate

*** Applied to residential & agricultural parcels based on 1 acre only, and the improvement. Does not apply to vacant land.

Furnished as a public service by

Frank J. Gliha

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