

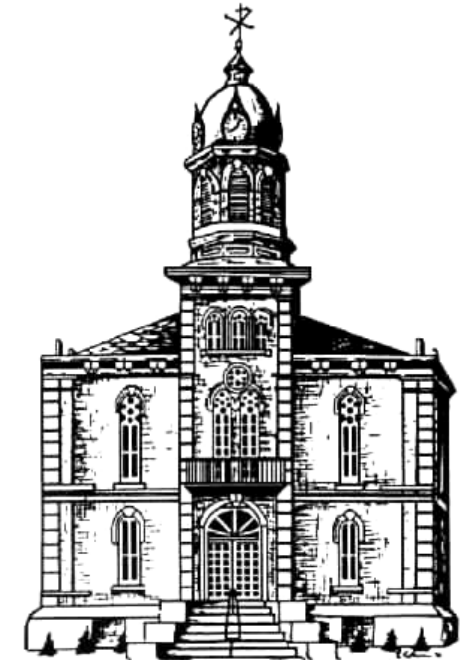


GEAUGA COUNTY

Rates of Taxation for Tax Year 2010 (2011 Collection)
Rates In Mills



How To . . .



Compute Your 2011 Tax Bill

Provided by

Auditor
Frank J. Gliha
Chief Fiscal Officer

Full Tax Rates

LOCAL TAXING DISTRICT	Effective Tax Rates		Total County	Total Township	Total School	Total JVSD	Special District	Total Village	Total Library	Total 2010	Previous Year
	Agri/Resid	Other									
Auburn Twp-Kenston LSD	62.721305	68.932396	15.10	9.50	86.27	1.50			2.00	114.37	115.23
Bainbridge Twp-Kenston LSD	67.503130	74.774533	15.10	23.75	86.27	1.50			2.00	128.62	127.81
Bainbridge Twp-Chagrin Falls EVSD	75.098274	83.226908	15.10	23.75	107.70				2.00	148.55	148.45
Burton Twp-Berkshire LSD	41.299736	44.194867	15.10	7.25	52.30	1.50			1.20	77.35	77.35
Burton Village-Berkshire LSD	43.483925	47.198967	15.10		52.30	1.50		9.75	1.20	79.85	79.85
Chardon Twp-Chardon LSD	52.955648	60.709840	15.10	7.20	70.88	1.50			2.00	96.68	95.68
Chardon Twp-Riverside LSD	52.802130	53.622466	15.10	7.20	54.17	1.50	4.90		2.00	84.87	83.88
Chardon Twp-Kirtland LSD	57.540095	57.174748	15.10	7.20	72.20	1.50			1.00	97.00	97.18
Chardon Twp-Mentor EVSD	55.576675	63.495927	15.10	7.20	77.61				1.10	101.01	101.04
City of Chardon-Chardon LSD	53.254876	61.776376	15.10		70.88	1.50		11.00	2.00	100.48	99.48
Chester Twp-West Geauga LSD	58.904918	61.975778	15.10	17.97	55.82		.20		2.00	91.09	88.95
Claridon Twp-Berkshire LSD	41.883026	44.170357	15.10	9.40	52.30	1.50			1.20	79.50	79.50
Claridon Twp-Chardon LSD	52.457149	60.013792	15.10	9.40	70.88	1.50			2.00	98.88	97.88
Aquilla Village-Chardon LSD	53.499640	62.961294	15.10	5.50	70.88	1.50		5.50	2.00	100.48	99.48
Hambden Twp-Chardon LSD	55.119145	62.995688	15.10	10.35	70.88	1.50			2.00	99.83	99.28
Huntsburg Twp-Cardinal LSD	49.552118	57.290168	15.10	9.00	55.27	1.50			2.00	82.87	81.74
Huntsburg Twp-Ledgemont LSD	44.511187	50.339953	15.10	9.00	51.20	4.11			2.00	81.41	80.41
Middlefield Twp-Cardinal LSD	47.447066	56.138571	15.10	6.30	55.27	1.50	2.80		2.00	82.97	81.84
Middlefield Village-Cardinal LSD	46.008219	54.692547	15.10		55.27	1.50	2.80	5.00	2.00	81.67	82.04
Montville Twp-Ledgemont LSD	43.773349	49.583709	15.10	10.40	51.20	4.11			2.00	82.81	81.81
Munson Twp-Chardon LSD	54.801676	63.296808	15.10	12.25	70.88	1.50			2.00	101.73	100.73
Munson Twp-West Geauga LSD	56.255313	59.143402	15.10	12.25	55.82		.20		2.00	85.37	83.23
Newbury Twp-Newbury LSD	57.458026	60.864788	15.10	7.90	65.99	1.50			2.00	92.49	91.45
Newbury Twp-Kenston LSD	60.740512	67.155823	15.10	7.90	86.27	1.50			2.00	112.77	111.96
Parkman Twp-Cardinal LSD	47.954737	56.518109	15.10	8.80	55.27	1.50			2.00	82.67	81.54
Russell Twp-West Geauga LSD	61.996982	67.239843	15.10	22.85	55.82		.20		2.00	95.97	93.83
Hunting Valley/W.Geauga LSD	52.488597	54.671814	15.10		55.82		.20	5.10	2.00	78.22	76.08
Russell Twp-Chagrin Falls EVSD	75.544539	85.706986	15.10	22.85	107.70				2.00	147.65	147.55
S Russell Village-Chagrin Falls EVSD	68.287417	76.142973	15.10		107.70			11.95	2.00	136.75	136.65
Thompson Twp-Ledgemont LSD	45.660117	51.836997	15.10	12.50	51.20	4.11			2.00	84.91	83.91
Thompson Twp-Madison LSD	50.990902	52.890926	15.10	12.50	54.02	1.50	4.90		0.00	88.02	88.19
Troy Twp-Berkshire LSD	44.752673	46.308928	15.10	12.50	52.30	1.50			1.20	82.60	82.60
Troy Twp-Cardinal LSD	50.390835	57.014124	15.10	12.50	55.27	1.50			2.00	86.37	85.24

Furnished as a public service by

Auditor
Frank J. Gliha
Chief Fiscal Officer

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) 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 .11437*	=	\$ 4,002.95
\$ 35,000 x .062721305**	=	\$ 2,195.25
\$ 4,002.95- \$2,195.25	=	\$ 1,807.70
\$ 4,002.95- \$1,807.70	=	\$ 2,195.25
\$ 2,195.25 x .10	=	\$ 219.53
\$ 2,195.25 x .025***	=	\$ 54.88
\$ 2,195.25-(219.53+54.88)	=	\$ 1,920.84
\$ 1,920.84 ÷ 2	=	\$ 960.42
\$ 960.42 + ???.??	=	\$???.??

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.

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Auditor

Frank J. Gliha

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