Ohio Department of TAXATION

Tax Data Series

REAL PROPERTY:

Tables PS-1, PS-2
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Sales Ratios of Real Property by Class of Property and County, Calendar Year 2004

Under state law and Ohio Department of Taxation rules, real property in all counties is reappraised at 100 percent of market value every six years and updated the third year after each reappraisal. Thirty-five percent of the market value represents the assessed or taxable valuation of real property.

In order to verify that real property is being assessed at or close to 35 percent of market value, the Department of Taxation surveys real property transferred in each of Ohio's 88 counties. Sales ratios are calculated by dividing the total assessed (taxable) value of the transferred properties by the total consideration (sales price) paid for those properties.

The resulting ratio shows the average taxable value as a percent of the average sales price for each class of property. The lower the ratio, the greater is the amount by which the sales price of the property exceeds its reappraised or updated value.

The attached tables show a summary of sales ratios and numbers of sales for the four classes of property: agricultural, industrial, commercial and residential. Counties were either reappraised or updated in the years 2002 through 2004. These tables do not include property transfers that would make the ratios unrepresentative of sales activity in the area.

The survey for the first six months of 2004 (I/2004) included 72,846 property transfers, of which 68,630 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 30.17. Industrial property transfers had the highest statewide ratio (31.02) while agricultural property transfers had the lowest statewide ratio (28.02).

The survey for the second half of 2004 (II/2004) included 81,357 property transfers, of which 77,209 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 29.57. Industrial property transfers had the highest statewide ratio (31.06) while agricultural property transfers had the lowest statewide ratio (27.44).

SALES RATIOS BY COUNTY AND STATEWIDE
CALENDAR YEAR 2004

County	Year of Last Reappraisal or Update	Agricultural I/2004	Agricultural II/2004	Industrial I/2004	Industrial II/2004	Commercial I/2004	Commercial II/2004	Residential I/2004	Residential II/2004	All Classes I/2004	All Classes II/2004
Adams	2004	26.64 %	27.44 %	0.00	0.00	23.73 %	27.66 %	30.11 %	28.66 %	28.67 %	28.32 %
Allen	2003	28.27	28.36	21.64 %	23.52 %	30.96	26.68	30.85	30.19	30.42	29.73
Ashland	2002	29.50	26.64	25.55	0.00	27.44	22.58	30.03	29.68	29.55	29.43
Ashtabula	2002	28.09	27.34	29.81	29.60	25.25	28.13	29.36	28.37	28.72	28.22
Athens	2002	25.01	25.13	32.00	0.00	31.59	26.92	30.70	29.74	30.55	29.33
Auglaize	2002	27.90	22.65	32.21	40.93	24.69	26.25	28.67	27.87	28.65	28.15
Belmont	2003	27.87	24.48	22.97	36.60	19.42	25.30	29.86	29.49	28.90	29.26
Brown	2003	27.15	27.91	0.00	18.96	29.89	24.88	28.91	28.58	28.92	28.34
Butler	2002	28.99	27.12	32.74	35.10	27.16	29.37	30.43	30.08	30.37	30.11
Carroll	2004	33.01	28.21	0.00	0.00	29.54	38.57	32.85	29.81	32.79	29.73
Champaign	2004	35.20	27.40	29.08	0.00	32.18	31.33	31.99	31.74	32.14	31.53
Clark	2004	32.04	27.16	18.80	0.00	31.60	28.82	31.86	30.50	31.79	30.30
Clermont	2002	27.48	26.22	38.88	18.48	32.65	23.12	28.50	28.13	29.17	27.17
Clinton	2002	28.78	29.77	0.00	0.00	30.99	28.07	29.86	29.79	29.83	29.72
Columbiana	2004	29.96	28.37	0.00	0.00	31.49	28.36	31.01	30.94	31.10	30.22
Coshocton	2003	26.00	25.52	0.00	30.76	31.37	24.70	29.66	28.99	29.56	28.44
Crawford	2003	26.53	28.32	32.00	0.00	24.68	34.23	30.01	29.29	29.39	29.37
Cuyahoga	2003	0.00	0.00	32.17	31.33	28.41	28.39	30.23	29.71	30.00	29.61
Darke	2002	31.84	29.24	18.87	35.52	27.39	27.31	29.85	29.04	29.93	29.08
Defiance	2002	29.64	28.41	0.00	44.15	34.38	33.23	29.35	28.03	29.80	28.67
Delaware	2002	22.74	28.77	32.65	39.17	27.96	30.56	30.56	29.50	30.21	29.62
Erie	2003	22.22	18.85	0.00	23.32	32.06	27.10	30.45	30.19	30.53	29.73
Fairfield	2004	29.36	27.81	0.00	34.46	30.67	33.30	31.57	30.65	31.44	30.80
Fayette	2003	24.66	23.61	0.00	0.00	27.16	23.99	28.94	28.29	28.15	27.75
Franklin	2002	33.38	29.13	32.16	26.66	31.06	32.20	29.97	29.33	30.21	29.70
Fulton	2002	28.33	31.90	33.94	32.09	24.93	32.37	29.64	28.92	29.21	29.20
Gallia	2002	26.15	23.52	0.00	0.00	21.20	26.90	29.15	28.67	28.40	27.93
Geauga	2002	28.88	25.58	29.22	24.31	32.34	27.51	30.02	28.58	30.44	28.37
Greene	2002	28.35	28.23	34.76	23.20	29.71	28.38	30.63	30.12	30.54	30.02
Guernsey	2003	23.17	24.62	0.00	49.32	26.70	28.59	28.07	28.26	27.52	30.21

County	Year of Last Reappraisal or Update	Agricultural I/2004	Agricultural II/2004	Industrial I/2004	Industrial II/2004	Commercial I/2004	Commercial II/2004	Residential I/2004	Residential II/2004	All Classes I/2004	All Classes II/2004
Hamilton	2002	35.01 %	27.32 %	26.96 %	30.53 %	31.25 %	27.59 %	28.88 %	28.36 %	29.17 %	28.24 %
Hancock	2004	30.50	29.05	0.00	0.00	21.62	27.37	31.39	30.71	30.60	30.53
Hardin	2002	25.07	27.93	35.00	0.00	23.91	24.01	27.92	28.34	27.09	28.18
Harrison	2002	20.44	25.17	0.00	43.08	43.61	28.47	29.40	25.91	29.07	26.98
Henry	2002	27.48	30.44	0.00	27.36	26.03	0.00	30.17	28.46	29.65	28.63
Highland	2003	27.97	25.93	0.00	0.00	31.14	30.17	30.06	30.19	30.02	29.90
Hocking	2004	28.84	26.39	0.00	0.00	31.60	22.24	30.45	30.03	30.50	29.65
Holmes	2004	30.95	24.31	31.02	37.57	29.15	21.87	31.27	29.73	30.95	29.23
Huron	2003	25.40	29.01	34.30	28.52	26.52	37.50	31.21	30.55	30.80	30.71
Jackson	2002	22.68	24.02	27.62	44.00	19.46	31.24	27.72	26.36	27.28	26.21
Jefferson	2003	30.25	26.98	35.00	0.00	23.97	33.50	30.56	29.04	29.70	29.62
Knox	2002	24.20	27.45	0.00	25.55	36.55	34.06	29.70	28.15	29.51	28.27
Lake	2003	30.35	27.33	32.64	34.34	31.38	31.38	31.36	30.65	31.38	30.80
Lawrence	2004	25.94	27.42	0.00	0.00	29.07	30.58	29.96	28.31	29.65	28.37
Licking	2002	30.72	27.55	31.56	37.79	28.85	28.79	30.70	30.07	30.56	30.04
Logan	2004	30.89	27.87	0.00	0.00	32.34	33.71	31.05	29.93	31.07	30.53
Lorain	2003	29.91	27.46	39.66	36.90	27.20	28.02	30.50	30.04	30.49	29.95
Lucas	2003	32.16	29.49	29.74	29.55	29.77	29.74	32.32	31.89	32.01	31.59
Madison	2002	24.67	27.88	0.00	0.00	24.78	25.32	27.63	27.04	27.08	27.09
Mahoning	2002	28.08	29.68	33.20	18.84	28.83	30.78	30.27	29.56	30.17	29.01
Marion	2004	26.96	27.19	24.90	33.64	28.37	24.36	30.48	30.21	30.09	29.64
Medina	2004	34.59	30.94	36.15	45.46	32.73	29.55	32.16	30.63	32.37	30.76
Meigs	2004	24.90	30.62	0.00	0.00	32.77	38.26	32.06	28.47	31.13	29.06
Mercer	2002	25.01	33.26	29.98	0.00	33.95	38.05	28.78	28.48	29.20	28.94
Miami	2004	24.70	30.52	29.87	38.39	28.22	29.13	30.81	30.51	30.50	30.51
Monroe	2004	29.16	25.85	0.00	0.00	28.05	36.38	31.91	30.78	30.77	29.52
Montgomery	2002	30.16	27.66	32.07	33.35	28.14	29.99	30.31	29.71	30.01	29.79
Morgan	2003	23.73	21.91	0.00	0.00	39.52	24.63	30.49	29.94	29.32	27.61
Morrow	2002	28.10	24.41	0.00	0.00	25.44	24.94	29.10	28.12	28.96	27.66
Muskingum	2003	26.44	27.31	21.65	31.86	29.89	32.28	30.02	29.08	29.76	29.47
Noble	2002	25.84	28.82	0.00	35.46	24.37	19.86	28.91	28.50	27.65	29.97
Ottawa	2003	37.97	29.72	21.19	0.00	29.04	31.00	28.70	28.38	28.74	28.53
Paulding	2004	33.39	30.74	0.00	20.31	31.00	34.74	32.82	31.72	32.92	31.79
Perry	2002	22.75	27.56	0.00	0.00	24.55	34.59	26.13	25.97	25.85	26.20
Pickaway	2002	26.38	29.21	0.00	0.00	27.81	27.81	29.41	30.60	28.95	30.41

County	Year of Last Reappraisal or Update	Agricultural I/2004	Agricultural II/2004	Industrial I/2004	Industrial II/2004	Commercial I/2004	Commercial II/2004	Residential I/2004	Residential II/2004	All Classes I/2004	All Classes II/2004
Pike	2002	31.90 %	24.99 %	0.00	0.00	27.50 %	23.33 %	25.53 %	25.06 %	26.07 %	24.86 %
Portage	2003	23.42	26.93	26.73 %	36.51 %	35.38	25.97	30.38	29.56	30.92	29.14
Preble	2002	27.68	25.01	0.00	0.00	24.53	25.12	28.73	28.57	28.50	27.97
Putnam	2002	32.08	28.27	0.00	0.00	27.81	30.28	29.00	28.03	29.25	28.14
Richland	2002	22.92	26.71	28.48	31.66	30.13	23.98	29.62	29.37	29.51	28.88
Ross	2004	26.99	26.00	0.00	0.00	22.52	26.86	30.61	29.98	29.24	29.51
Sandusky	2003	32.35	30.49	0.00	31.94	25.53	32.48	30.43	30.04	30.28	30.30
Scioto	2004	26.26	25.07	0.00	0.00	25.07	31.98	29.66	28.93	28.91	29.19
Seneca	2002	29.94	29.36	23.72	0.00	28.52	23.80	28.90	28.14	28.87	27.97
Shelby	2002	28.48	29.55	25.80	34.64	26.37	30.94	28.90	29.03	28.37	29.49
Stark	2003	25.80	26.89	32.30	31.28	30.72	31.44	30.00	29.85	30.00	30.00
Summit	2002	26.71	24.82	39.09	34.56	29.86	27.61	30.41	30.05	30.40	29.89
Trumbull	2002	27.26	27.24	26.15	22.69	32.35	26.30	29.47	29.27	29.63	28.98
Tuscarawas	2004	31.40	30.60	24.54	37.94	27.74	34.79	31.77	31.05	31.40	31.61
Union	2004	30.01	28.62	0.00	0.00	31.07	34.68	32.10	30.87	31.86	30.91
Van Wert	2002	30.65	27.36	0.00	0.00	41.40	29.32	29.18	29.86	31.67	29.59
Vinton	2003	27.78	26.33	0.00	0.00	0.00	27.84	30.23	28.12	29.41	27.53
Warren	2003	24.80	27.39	32.37	34.78	27.63	30.93	30.73	29.85	30.55	29.97
Washington	2004	24.19	24.31	0.00	0.00	32.16	24.89	30.75	29.29	30.41	28.37
Wayne	2002	25.23	26.34	33.90	24.73	29.22	26.64	29.67	29.57	29.38	29.18
Williams	2003	23.65	23.16	30.88	40.45	24.63	31.25	30.97	29.14	30.05	29.26
Wood	2002	32.10	27.15	30.83	31.92	27.69	28.99	29.21	28.83	29.25	28.92
Wyandot	2004	25.25	27.25	0.00	28.34	28.12	26.18	30.92	29.06	26.92	28.71
Group 2002 Totals		27.51 %	27.40 %	30.79 %	29.39 %	30.39 %	29.23 %	29.81 %	29.24 %	29.85 %	29.22 %
Group 2003 Totals		26.55	26.66	31.78	32.69	29.27	29.30	30.60	30.02	30.42	29.96
Group 2004 Totals		29.59	28.15	28.31	39.61	29.82	30.29	31.49	30.42	31.21	30.36
State Totals		28.02 %	27.44 %	31.02 %	31.06 %	30.05 %	29.34 %	30.24 %	29.62 %	30.17 %	29.57 %

Source: Records from Tax Equalization Division, Ohio Department of Taxation

NUMBER OF SALES, BY COUNTY AND STATEWIDE
CALENDAR YEAR 2004

County	Year of Last Reappraisal or Update	Agricultural I/2004	Agricultural II/2004	Industrial I/2004	Industrial II/2004	Commercial I/2004	Commercial II/2004	Residential I/2004	Residential II/2004	All Classes I/2004	All Classes II/2004
Adams	2004	37	25	0	0	3	10	112	145	152	180
Allen	2003	13	11	2	1	25	33	713	733	753	778
Ashland	2002	15	6	2	0	10	3	291	295	318	304
Ashtabula	2002	84	73	5	1	34	24	664	708	787	806
Athens	2002	10	12	2	0	11	4	227	235	250	251
Auglaize	2002	2	5	2	2	8	10	296	303	308	320
Belmont	2003	14	18	2	2	8	11	326	372	350	403
Brown	2003	16	18	0	1	13	6	251	231	280	256
Butler	2002	12	17	12	15	57	49	2,491	2,679	2,572	2,760
Carroll	2004	20	28	0	0	2	2	125	156	147	186
Champaign	2004	10	8	1	0	6	13	199	223	216	244
Clark	2004	9	9	1	0	28	32	855	953	893	994
Clermont	2002	15	14	2	1	54	30	1,210	1,383	1,281	1,428
Clinton	2002	20	23	0	0	8	13	291	256	319	292
Columbiana	2004	26	36	0	0	23	26	477	497	526	559
Coshocton	2003	16	18	0	2	8	3	137	160	161	183
Crawford	2003	15	12	2	0	7	8	194	218	218	238
Cuyahoga	2003	0	0	32	36	267	264	6,644	8,901	6,943	9,201
Darke	2002	27	15	1	1	11	13	324	320	363	349
Defiance	2002	7	11	0	3	7	8	210	219	224	241
Delaware	2002	12	11	6	3	27	23	1,299	1,417	1,344	1,454
Erie	2003	3	3	0	1	21	16	461	550	485	570
Fairfield	2004	23	32	0	3	24	31	899	959	946	1,025
Fayette	2003	12	10	0	0	6	5	155	174	173	189
Franklin	2002	4	1	31	23	383	360	7,922	8,927	8,340	9,311
Fulton	2002	8	7	1	3	5	9	202	261	216	280
Gallia	2002	15	13	0	0	2	7	110	107	127	127
Geauga	2002	40	34	8	5	8	6	512	624	568	669
Greene	2002	6	11	2	1	16	21	1,034	1,150	1,058	1,183
Guernsey	2003	9	18	0	1	20	13	217	246	246	278

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Hamilton	2002	1	4	28	36	320	322	5,613	5,800	5,962	6,162
Hancock	2004	10	12	0	0	14	10	483	539	507	561
Hardin	2002	9	14	1	0	6	6	123	168	139	188
Harrison	2002	3	9	0	1	3	3	53	68	59	81
Henry	2002	6	13	0	1	8	0	133	161	147	175
Highland	2003	10	15	0	0	11	12	262	280	283	307
Hocking	2004	1	5	0	0	7	3	133	160	141	168
Holmes	2004	20	12	5	1	10	3	114	142	149	158
Huron	2003	6	7	3	2	11	4	298	314	318	327
Jackson	2002	8	9	2	1	1	2	113	125	124	137
Jefferson	2003	8	15	1	0	13	19	279	329	301	363
Knox	2002	28	19	0	1	13	11	434	440	475	471
Lake	2003	9	7	10	16	36	25	1,507	1,822	1,562	1,870
Lawrence	2004	15	21	0	0	9	10	258	276	282	307
Licking	2002	23	19	3	3	43	26	1,144	1,131	1,213	1,179
Logan	2004	14	13	0	0	9	18	361	385	384	416
Lorain	2003	12	10	11	10	50	46	1,722	1,902	1,795	1,968
Lucas	2003	6	5	13	9	96	99	2,601	2,739	2,716	2,852
Madison	2002	11	17	0	0	8	8	222	244	241	269
Mahoning	2002	18	15	6	4	52	52	1,336	1,663	1,412	1,734
Marion	2004	13	10	2	3	15	18	299	411	329	442
Medina	2004	39	32	2	8	45	37	1,564	1,259	1,650	1,336
Meigs	2004	13	16	0	0	9	4	84	96	106	116
Mercer	2002	8	9	1	0	11	7	216	235	236	251
Miami	2004	3	10	3	1	26	20	641	735	673	766
Monroe	2004	27	20	0	0	3	3	52	60	82	83
Montgomery	2002	13	18	10	13	220	157	3,780	4,229	4,023	4,417
Morgan	2003	4	13	0	0	1	3	50	66	55	82
Morrow	2002	10	9	0	0	5	7	222	262	237	278
Muskingum	2003	16	10	1	1	16	21	454	538	487	570
Noble	2002	15	18	0	1	2	1	35	45	52	65
Ottawa	2003	2	5	1	0	8	9	315	364	326	378
Paulding	2004	20	8	0	1	5	8	89	94	114	111
Perry	2002	4	4	0	0	7	2	119	141	130	147
Pickaway	2002	10	14	0	0	13	10	256	264	279	288

County	Year of Last Reappraisal or Update	Agricultural I/2004	Agricultural II/2004	Industrial I/2004	Industrial II/2004	Commercial I/2004	Commercial II/2004	Residential I/2004	Residential II/2004	All Classes I/2004	All Classes II/2004
Pike	2002	4	14	0	0	3	3	80	88	87	105
Portage	2003	18	24	4	1	20	22	731	902	773	949
Preble	2002	15	22	0	0	6	6	268	296	289	324
Putnam	2002	9	10	0	0	5	6	120	132	134	148
Richland	2002	6	13	3	3	23	18	571	651	603	685
Ross	2004	15	25	0	0	10	11	337	357	362	393
Sandusky	2003	8	6	0	2	12	5	281	327	301	340
Scioto	2004	14	31	0	0	10	14	306	373	330	418
Seneca	2002	20	19	1	0	14	16	238	278	273	313
Shelby	2002	4	5	5	4	9	15	306	293	324	317
Stark	2003	18	22	4	8	67	78	2,076	2,438	2,165	2,546
Summit	2002	6	5	6	9	92	99	3,529	3,894	3,633	4,007
Trumbull	2002	23	23	4	2	46	45	1,048	1,195	1,121	1,265
Tuscarawas	2004	36	50	2	5	24	23	562	542	624	620
Union	2004	30	29	0	0	15	13	316	341	361	383
Van Wert	2002	12	8	0	0	8	4	138	156	158	168
Vinton	2003	10	12	0	0	0	1	33	29	43	42
Warren	2003	10	21	7	9	34	32	1,647	1,934	1,698	1,996
Washington	2004	32	19	0	0	21	20	328	312	381	351
Wayne	2002	20	16	3	2	20	20	535	651	578	689
Williams	2003	14	13	1	2	6	11	197	262	218	288
Wood	2002	18	17	3	3	23	27	687	772	731	819
Wyandot	2004	18	4	0	1	5	7	83	97	106	109
Group 2002 Totals		581	596	150	142	1,602	1,453	38,402	42,266	40,735	44,457
Group 2003 Totals		249	293	94	104	756	746	21,551	25,831	22,650	26,974
Group 2004 Totals		445	455	16	23	323	336	8,677	9,112	9,461	9,926
State Totals		1,275	1,344	260	269	2,681	2,535	68,630	77,209	72,846	81,357

Source: Records from Tax Equalization Division, Ohio Department of Taxation