Ohio Department of TAXATION

Tax Data Series

REAL PROPERTY:

Tables PS-1, PS-2
Nos. 16 & 17 (2007)
March 20, 2007

Sales Ratios of Real Property by Class of Property and County, Calendar Year 2005

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 2003 through 2005. 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 2005 (I/2005) included 70,141 property transfers, of which 66,253 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 31.25. Industrial property transfers had the highest statewide ratio (32.69) while agricultural property transfers had the lowest statewide ratio (28.62).

The survey for the second half of 2005 (II/2005) included 78,063 property transfers, of which 74,102 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 30.57. Industrial property transfers had the highest statewide ratio (31.08) while agricultural property transfers had the lowest statewide ratio (27.44).

SALES RATIOS BY COUNTY AND STATEWIDE
CALENDAR YEAR 2005

County	Year of Last Reappraisal or Update	Agricultural I/2005	Agricultural II/2005	Industrial I/2005	Industrial II/2005	Commercial I/2005	Commercial II/2005	Residential I/2005	Residential II/2005	All Classes I/2005	All Classes II/2005
Adams	2004	24.74 %	28.98 %	0.00	0.00	24.78 %	27.58 %	29.05 %	27.66 %	27.34 %	28.05 %
Allen	2003	27.44	29.96	40.07 %	20.82 %	33.35	27.19	29.75	29.05	30.54	28.54
Ashland	2005	26.28	26.46	47.57	37.91	25.81	32.85	30.59	29.99	30.85	30.07
Ashtabula	2005	29.42	27.74	33.74	45.81	31.10	29.41	30.30	29.62	30.41	29.53
Athens	2005	27.78	25.44	28.77	0.00	30.40	23.32	30.68	29.38	30.44	28.49
Auglaize	2005	26.46	26.72	32.23	34.46	29.09	30.99	30.45	29.59	30.23	29.87
Belmont	2003	25.93	25.80	0.00	0.00	26.65	22.90	28.05	28.42	27.85	27.88
Brown	2003	22.84	24.11	0.00	18.73	31.65	22.83	28.20	28.19	28.19	27.17
Butler	2005	24.32	29.71	33.28	27.74	32.23	29.65	30.75	30.16	31.00	30.07
Carroll	2004	25.06	26.45	0.00	0.00	29.97	30.51	29.77	29.20	29.28	28.67
Champaign	2004	32.71	28.34	0.00	0.00	32.25	34.95	30.89	29.20	31.06	29.43
Clark	2004	29.28	25.10	35.36	25.03	28.90	21.02	30.59	29.80	30.46	27.96
Clermont	2005	26.12	22.75	26.12	30.23	30.09	33.07	29.99	29.67	29.96	29.66
Clinton	2005	27.73	28.34	44.16	34.99	26.87	33.15	30.75	30.46	30.28	30.46
Columbiana	2004	31.96	28.42	36.88	26.97	26.62	30.06	30.19	29.79	30.06	29.71
Coshocton	2003	29.05	24.34	22.00	0.00	35.92	26.13	29.50	28.02	29.49	27.42
Crawford	2003	24.85	29.39	0.00	0.00	26.36	25.53	30.23	29.17	28.93	28.94
Cuyahoga	2003	0.00	0.00	34.45	32.29	30.89	27.14	29.59	28.98	29.86	28.77
Darke	2005	31.40	25.50	0.00	26.67	30.32	29.28	30.62	29.82	30.69	29.41
Defiance	2005	28.39	31.06	0.00	0.00	24.95	37.15	31.13	30.00	30.54	32.81
Delaware	2005	30.22	33.20	33.97	26.29	26.10	29.69	33.63	33.13	33.25	32.78
Erie	2003	31.30	31.55	0.00	29.24	26.83	31.44	30.00	29.28	29.77	29.44
Fairfield	2004	28.12	24.79	42.81	33.85	31.72	28.28	30.02	29.20	30.24	29.09
Fayette	2003	24.03	30.48	0.00	0.00	28.89	26.66	28.01	28.38	27.17	28.23
Franklin	2005	31.89	28.21	30.59	28.40	31.62	30.81	33.42	32.82	33.18	32.36
Fulton	2005	28.73	21.70	33.74	42.45	29.40	29.73	31.48	30.36	31.59	30.51
Gallia	2005	28.99	29.97	0.00	0.00	25.37	27.09	32.70	31.25	29.98	30.26
Geauga	2005	26.97	29.23	30.58	32.43	35.06	25.69	30.84	30.71	30.78	30.36
Greene	2005	29.70	29.84	31.06	0.00	31.87	32.08	32.21	31.08	32.09	31.18
Guernsey	2003	20.54	24.06	20.75	0.00	33.16	21.36	27.53	26.08	27.13	24.99

County	Year of Last Reappraisal or Update	Agricultural I/2005	Agricultural II/2005	Industrial I/2005	Industrial II/2005	Commercial I/2005	Commercial II/2005	Residential I/2005	Residential II/2005	All Classes I/2005	All Classes II/2005
Hamilton	2005	35.00 %	40.64 %	35.00 %	31.51 %	34.77 %	33.10 %	34.87 %	34.05 %	34.85 %	33.79 %
Hancock	2004	28.14	31.12	0.00	0.00	27.27	35.16	31.09	30.56	30.93	30.80
Hardin	2005	35.29	23.29	36.00	0.00	29.87	30.04	31.05	30.45	31.65	29.04
Harrison	2005	25.22	24.94	0.00	46.55	28.85	26.53	30.35	28.74	28.56	28.29
Henry	2005	35.24	29.89	30.63	28.16	30.85	32.13	34.51	30.47	34.02	30.60
Highland	2003	23.15	24.82	0.00	0.00	29.20	40.40	28.97	28.26	28.42	29.02
Hocking	2004	20.95	20.40	0.00	0.00	40.19	30.94	28.71	27.84	28.65	27.66
Holmes	2004	28.33	25.22	0.00	0.00	28.02	32.63	29.76	28.92	29.43	28.74
Huron	2003	27.26	26.29	40.46	27.34	26.50	25.83	30.66	30.08	30.46	29.54
Jackson	2005	28.31	25.50	0.00	36.30	31.24	33.64	31.69	29.36	31.31	30.41
Jefferson	2003	26.67	30.38	0.00	0.00	30.48	25.96	29.06	28.04	29.14	27.99
Knox	2005	27.41	28.08	19.98	0.00	27.46	27.67	31.03	29.34	30.29	29.18
Lake	2003	28.59	25.36	28.05	41.38	29.76	27.42	30.22	29.83	30.08	30.02
Lawrence	2004	32.91	23.93	0.00	0.00	25.13	31.12	29.17	26.57	29.27	26.43
Licking	2005	34.67	34.53	35.36	37.42	32.81	33.79	34.79	34.15	34.65	34.20
Logan	2004	31.36	24.09	31.34	20.55	28.49	28.70	30.19	27.14	30.11	26.99
Lorain	2003	28.41	26.34	24.18	31.22	30.93	24.90	29.84	29.40	29.71	29.11
Lucas	2003	30.30	27.37	29.37	40.48	26.08	28.65	31.77	31.45	30.53	31.07
Madison	2005	29.30	26.00	34.99	25.23	35.22	30.99	32.25	30.39	32.62	29.99
Mahoning	2005	28.87	30.92	35.77	46.15	30.60	33.71	32.15	30.85	32.09	30.90
Marion	2004	25.06	22.20	0.00	0.00	24.37	27.78	29.46	29.29	28.37	28.99
Medina	2004	30.24	27.18	24.26	29.03	29.21	27.61	30.18	29.62	30.02	29.43
Meigs	2004	24.98	27.42	0.00	0.00	46.17	35.14	28.21	25.57	29.69	26.55
Mercer	2005	33.45	27.56	35.56	27.67	26.76	30.25	29.97	29.96	30.11	29.64
Miami	2004	24.22	23.34	28.72	26.49	28.25	32.46	29.85	29.83	29.70	29.90
Monroe	2004	24.99	27.99	0.00	0.00	26.17	37.01	32.09	29.12	28.10	28.82
Montgomery	2005	26.89	27.39	30.72	34.20	32.75	31.97	31.57	31.25	31.74	31.38
Morgan	2003	26.80	24.63	50.97	0.00	26.96	0.00	29.48	27.20	37.77	26.42
Morrow	2005	29.05	24.78	0.00	0.00	35.21	30.27	32.41	31.41	32.26	30.82
Muskingum	2003	38.62	29.61	0.00	34.70	29.39	28.08	28.87	29.02	29.50	28.99
Noble	2005	24.41	23.63	0.00	0.00	40.17	23.23	27.49	26.38	27.24	25.47
Ottawa	2003	33.11	27.60	0.00	43.44	26.72	25.75	28.42	27.37	28.35	28.43
Paulding	2004	24.37	24.82	0.00	0.00	31.23	40.01	31.35	30.70	30.36	29.41
Perry	2005	26.45	24.81	0.00	0.00	29.52	31.01	30.38	30.63	29.74	30.04
Pickaway	2005	33.62	31.18	0.00	0.00	33.03	27.15	31.62	30.50	31.72	30.42

County	Year of Last Reappraisal or Update	Agricultural I/2005	Agricultural II/2005	Industrial I/2005	Industrial II/2005	Commercial I/2005	Commercial II/2005	Residential I/2005	Residential II/2005	All Classes I/2005	All Classes II/2005
Pike	2005	30.61 %	28.01 %	0.00	0.00	23.90 %	31.94 %	28.04 %	27.45 %	28.45 %	28.22 %
Portage	2003	28.19	27.84	37.56 %	29.03 %	27.67	24.61	29.28	28.94	29.23	28.49
Preble	2005	32.53	31.29	22.27	0.00	28.96	30.79	31.85	30.87	31.81	30.92
Putnam	2005	29.48	29.14	27.57	0.00	23.22	30.90	30.17	30.74	29.76	30.56
Richland	2005	30.05	25.86	27.92	0.00	31.23	29.37	31.93	31.46	31.88	31.20
Ross	2004	25.70	24.67	42.00	0.00	26.22	26.97	29.74	29.56	29.34	28.89
Sandusky	2003	28.97	25.73	17.83	0.00	30.50	25.47	28.77	29.14	28.64	28.80
Scioto	2004	26.05	27.18	0.00	0.00	29.07	28.96	28.84	28.34	28.59	28.30
Seneca	2005	32.58	30.36	45.88	0.00	28.10	29.99	31.01	30.61	31.12	30.52
Shelby	2005	27.71	25.70	22.30	32.55	28.22	32.73	32.37	30.13	32.10	30.72
Stark	2003	28.92	24.55	29.22	30.07	25.85	28.76	29.45	28.91	28.93	28.79
Summit	2005	29.48	25.14	32.96	26.93	32.72	28.67	31.66	31.26	31.70	31.16
Trumbull	2005	29.48	29.11	35.53	27.87	31.33	31.96	31.27	30.89	31.20	30.86
Tuscarawas	2004	29.16	27.23	26.70	21.87	27.80	26.60	30.95	29.28	30.34	28.62
Union	2004	34.29	23.58	26.86	19.36	28.72	29.00	28.97	29.10	29.39	28.61
Van Wert	2005	29.88	34.89	29.93	28.66	31.71	35.02	33.67	31.87	32.51	32.78
Vinton	2003	25.94	25.47	0.00	0.00	24.23	25.85	28.10	26.11	27.22	25.97
Warren	2003	24.67	27.32	34.20	33.28	25.71	22.07	29.82	28.81	29.26	28.06
Washington	2004	26.00	24.63	26.58	0.00	29.12	29.84	29.86	28.29	29.46	28.24
Wayne	2005	24.07	25.86	36.24	37.29	27.61	25.29	30.82	30.93	31.14	30.05
Williams	2003	27.32	23.43	36.19	24.21	28.24	29.38	29.59	29.22	29.80	28.56
Wood	2005	33.56	24.43	28.63	39.45	33.80	32.03	31.33	31.55	31.65	31.67
Wyandot	2004	27.81	24.20	0.00	35.00	44.98	30.00	29.32	29.41	31.74	29.51
Group 2003 Totals		26.96 %	26.18 %	32.06 %	33.32 %	28.71 %	26.79 %	29.82 %	29.27 %	29.70 %	29.01 %
Group 2004 Totals		28.68	25.98	31.28	27.44	28.93	27.11	30.09	29.31	29.93	28.95
Group 2005 Totals		29.38	28.67	33.23	30.09	32.43	31.73	32.59	31.99	32.52	31.85
State Totals		28.62 %	27.44 %	32.69 %	31.08 %	30.55 %	29.56 %	31.36 %	30.77 %	31.25 %	30.57 %

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

NUMBER OF SALES, BY COUNTY AND STATEWIDE
CALENDAR YEAR 2005

County	Year of Last Reappraisal or Update	Agricultural I/2005	Agricultural II/2005	Industrial I/2005	Industrial II/2005	Commercial I/2005	Commercial II/2005	Residential I/2005	Residential II/2005	All Classes I/2005	All Classes II/2005
Adams	2004	28	27	0	0	9	6	114	138	151	171
Allen	2003	12	6	2	4	30	38	634	765	678	813
Ashland	2005	21	12	1	1	5	8	280	305	307	326
Ashtabula	2005	51	86	6	1	18	18	565	682	640	787
Athens	2005	16	19	1	0	9	12	233	282	259	313
Auglaize	2005	9	6	5	4	14	12	314	326	342	348
Belmont	2003	32	31	0	0	14	17	325	369	371	417
Brown	2003	10	12	0	1	7	10	259	253	276	276
Butler	2005	12	6	13	14	43	39	2,308	2,599	2,376	2,658
Carroll	2004	21	29	0	0	2	8	141	182	164	219
Champaign	2004	7	6	0	0	8	3	235	197	250	206
Clark	2004	7	16	2	3	24	33	831	1,007	864	1,059
Clermont	2005	1	6	3	3	26	9	1,011	1,256	1,041	1,274
Clinton	2005	10	16	1	1	11	4	252	297	274	318
Columbiana	2004	17	30	3	2	18	21	464	489	502	542
Coshocton	2003	18	18	1	0	1	6	137	184	157	208
Crawford	2003	13	6	0	0	10	10	183	250	206	266
Cuyahoga	2003	0	0	31	43	269	271	8,091	8,600	8,391	8,914
Darke	2005	21	17	0	1	5	20	306	356	332	394
Defiance	2005	18	5	0	0	9	17	239	288	266	310
Delaware	2005	4	6	1	2	14	21	935	1,142	954	1,171
Erie	2003	6	1	0	1	18	26	443	516	467	544
Fairfield	2004	23	19	4	3	24	25	835	940	886	987
Fayette	2003	13	7	0	0	5	7	127	171	145	185
Franklin	2005	2	4	24	18	235	242	7,597	8,930	7,858	9,194
Fulton	2005	7	4	3	3	7	6	192	246	209	259
Gallia	2005	21	28	0	0	7	5	97	117	125	150
Geauga	2005	27	47	7	5	9	14	522	630	565	696
Greene	2005	23	13	3	0	34	30	1,113	1,310	1,173	1,353
Guernsey	2003	10	20	1	0	12	19	239	237	262	276

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Hamilton	2005	2	2	27	31	304	293	4,657	5,460	4,990	5,786
Hancock	2004	14	7	0	0	9	13	465	518	488	538
Hardin	2005	10	12	1	0	7	9	137	143	155	164
Harrison	2005	36	25	0	1	5	9	65	93	106	128
Henry	2005	10	9	2	1	10	11	157	177	179	198
Highland	2003	9	15	0	0	17	11	264	303	290	329
Hocking	2004	3	4	0	0	3	4	135	174	141	182
Holmes	2004	16	19	0	0	3	9	99	131	118	159
Huron	2003	12	8	2	1	16	11	279	348	309	368
Jackson	2005	12	14	0	3	10	8	158	146	180	171
Jefferson	2003	10	16	0	0	12	12	264	337	286	365
Knox	2005	26	28	2	0	9	9	393	433	430	470
Lake	2003	18	12	14	13	35	30	1,554	1,892	1,621	1,947
Lawrence	2004	17	20	0	0	10	7	235	260	262	287
Licking	2005	20	34	2	3	37	48	1,004	1,219	1,063	1,304
Logan	2004	9	13	2	1	13	17	307	321	331	352
Lorain	2003	6	8	13	13	64	52	1,710	1,973	1,793	2,046
Lucas	2003	11	5	11	6	111	112	2,467	2,887	2,600	3,010
Madison	2005	9	10	1	1	11	7	206	290	227	308
Mahoning	2005	11	3	2	1	14	2	1,339	518	1,366	524
Marion	2004	9	7	0	0	13	16	332	392	354	415
Medina	2004	45	32	5	5	42	31	1,120	1,231	1,212	1,299
Meigs	2004	13	16	0	0	3	5	91	83	107	104
Mercer	2005	7	10	1	3	9	10	218	243	235	266
Miami	2004	2	2	2	3	22	29	740	790	766	824
Monroe	2004	30	25	0	0	6	2	40	52	76	79
Montgomery	2005	5	8	5	11	141	154	3,366	3,771	3,517	3,944
Morgan	2003	13	12	1	0	5	0	63	49	82	61
Morrow	2005	12	12	0	0	5	1	211	223	228	236
Muskingum	2003	12	9	0	1	23	22	476	475	511	507
Noble	2005	31	19	0	0	5	1	46	39	82	59
Ottawa	2003	3	6	0	1	6	4	289	359	298	370
Paulding	2004	8	11	0	0	7	2	112	81	127	94
Perry	2005	15	11	0	0	5	3	125	163	145	177
Pickaway	2005	5	13	0	0	9	8	250	305	264	326

County	Year of Last Reappraisal or Update	Agricultural I/2005	Agricultural II/2005	Industrial I/2005	Industrial II/2005	Commercial I/2005	Commercial II/2005	Residential I/2005	Residential II/2005	All Classes I/2005	All Classes II/2005
Pike	2005	11	12	0	0	2	2	83	104	96	118
Portage	2003	12	29	3	5	15	29	764	898	794	961
Preble	2005	19	21	1	0	9	16	246	320	275	357
Putnam	2005	14	11	1	0	5	9	107	101	127	121
Richland	2005	4	6	1	0	21	28	537	584	563	618
Ross	2004	14	21	1	0	23	9	322	408	360	438
Sandusky	2003	7	12	1	0	7	7	241	306	256	325
Scioto	2004	26	28	0	0	17	23	340	344	383	395
Seneca	2005	23	19	1	0	15	11	236	290	275	320
Shelby	2005	9	5	1	6	7	7	306	307	323	325
Stark	2003	15	35	9	5	67	76	2,337	2,282	2,428	2,398
Summit	2005	5	4	4	3	62	53	2,759	3,155	2,830	3,215
Trumbull	2005	23	28	1	4	33	28	998	870	1,055	930
Tuscarawas	2004	31	23	4	3	35	33	507	475	577	534
Union	2004	22	22	2	1	7	16	289	383	320	422
Van Wert	2005	19	9	1	1	11	11	179	161	210	182
Vinton	2003	7	9	0	0	2	3	38	40	47	52
Warren	2003	21	9	4	3	40	29	1,761	2,018	1,826	2,059
Washington	2004	26	26	1	0	8	11	264	323	299	360
Wayne	2005	21	15	2	3	20	18	577	646	620	682
Williams	2003	8	8	1	2	11	8	267	280	287	298
Wood	2005	24	13	1	2	21	33	604	747	650	795
Wyandot	2004	12	4	0	1	3	5	95	117	110	127
Group 2003 Totals		278	294	94	99	797	810	23,212	25,792	24,381	26,995
Group 2004 Totals		400	407	26	22	309	328	8,113	9,036	8,848	9,793
Group 2005 Totals		626	628	125	127	1,233	1,246	34,928	39,274	36,912	41,275
State Totals		1,304	1,329	245	248	2,339	2,384	66,253	74,102	70,141	78,063

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