Ps1&2cy06
No. 83 (2007)
December 28, 2007

REAL PROPERTY:

Sales Ratios of Real Property by Class of Property and County, Calendar Year 2006

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 2004 through 2006. 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 2006 (I/2006) included 67,665 property transfers, of which 63,622 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 31.00. Residential property transfers had the highest statewide ratio (31.43) while agricultural property transfers had the lowest statewide ratio (27.85).

The survey for the second half of 2006 (II/2006) included 67,111 property transfers, of which 63,464 were residential property transfers. The statewide assessment ratio (for sales of all classes of property) was 30.95. Residential property transfers had the highest statewide ratio (31.42) while agricultural property transfers had the lowest statewide ratio (27.52).

SALES RATIOS BY COUNTY AND STATEWIDE
CALENDAR YEAR 2006

County	Year of Last Reappraisal or Update	Agricultural I/2006	Agricultural II/2006	Industrial I/2006	Industrial II/2006	Commercial I/2006	Commercial II/2006	Residential I/2006	Residential II/2006	All Classes I/2006	All Classes II/2006
Adams	2004	24.81 %	27.37 %	0.00	0.00	24.45 %	21.19 %	27.35 %	26.87 %	26.51 %	26.43 %
Allen	2006	27.38	32.00	36.64 %	36.59 %	25.25	28.96	31.55	31.33	30.23	31.53
Ashland	2005	28.94	30.64	0.00	38.51	35.71	27.35	29.92	30.36	29.95	30.32
Ashtabula	2005	28.27	28.33	35.00	24.48	24.55	26.04	30.09	29.46	29.04	29.03
Athens	2005	27.45	27.04	0.00	0.00	24.48	25.84	29.50	28.80	29.04	28.52
Auglaize	2005	27.54	24.44	33.80	0.00	29.56	27.49	29.70	29.28	29.61	29.02
Belmont	2006	26.66	26.62	0.00	32.62	28.12	30.91	29.66	29.65	29.33	29.51
Brown	2006	28.95	26.15	0.00	0.00	28.08	24.17	30.63	29.83	30.14	28.85
Butler	2005	29.23	27.61	29.49	27.71	31.22	26.86	29.93	30.27	30.03	29.77
Carroll	2004	27.25	27.40	0.00	19.60	24.58	29.67	27.86	28.90	27.56	28.66
Champaign	2004	28.38	26.68	0.00	38.24	31.95	30.98	30.49	29.86	30.67	30.02
Clark	2004	18.87	29.53	0.00	30.23	30.67	30.68	29.96	29.72	29.67	29.78
Clermont	2005	27.33	33.23	34.47	23.59	33.40	29.18	29.49	29.19	29.93	29.19
Clinton	2005	27.05	28.99	0.00	0.00	36.68	22.43	29.81	29.66	31.12	28.84
Columbiana	2004	26.80	23.22	39.36	20.46	30.80	36.14	29.71	30.14	29.71	28.73
Coshocton	2006	33.09	25.35	19.80	18.19	23.45	26.49	29.86	30.46	29.17	28.40
Crawford	2006	30.57	28.84	0.00	34.83	24.20	35.50	30.69	30.18	28.75	30.72
Cuyahoga	2006	0.00	0.00	35.03	32.77	32.41	30.92	31.99	32.40	32.09	32.15
Darke	2005	31.36	27.40	0.00	49.08	24.56	28.70	29.81	29.65	29.83	29.90
Defiance	2005	29.82	22.89	37.96	0.00	24.26	21.14	30.42	30.46	29.57	29.71
Delaware	2005	20.33	24.39	26.31	30.30	29.47	27.40	32.86	32.71	32.03	32.18
Erie	2006	29.23	30.99	0.00	0.00	26.37	33.80	31.51	31.06	31.01	31.36
Fairfield	2004	25.51	24.59	32.48	0.00	32.06	38.99	29.85	29.80	30.16	30.62
Fayette	2006	27.09	38.25	35.36	35.62	29.87	33.52	30.42	30.34	29.80	31.53
Franklin	2005	18.97	0.00	27.98	30.27	30.72	28.37	32.74	32.78	32.07	31.91
Fulton	2005	29.65	30.47	0.00	25.10	39.77	31.71	29.71	30.58	29.91	30.17
Gallia	2005	29.83	26.60	50.03	0.00	25.23	25.28	30.88	30.23	33.31	29.26
Geauga	2005	26.81	29.92	29.47	27.40	30.15	30.63	30.86	30.68	30.55	30.64
Greene	2005	28.94	30.89	0.00	0.00	24.19	29.85	30.92	30.68	30.62	30.55
Guernsey	2006	25.85	27.89	0.00	0.00	30.57	28.54	28.99	28.36	28.83	28.33

County	Year of Last Reappraisal or Update	Agricultural I/2006	Agricultural II/2006	Industrial I/2006	Industrial II/2006	Commercial I/2006	Commercial II/2006	Residential I/2006	Residential II/2006	All Classes I/2006	All Classes II/2006
Hamilton	2005	29.70 %	48.50 %	27.46 %	30.54 %	25.98 %	27.01 %	31.55 %	31.59 %	30.02 %	30.87 %
Hancock	2004	30.42	26.03	0.00	29.65	25.12	25.48	29.89	30.45	29.56	29.88
Hardin	2005	26.25	26.71	0.00	0.00	28.04	27.03	29.95	30.02	29.12	29.32
Harrison	2005	26.74	22.99	28.07	0.00	26.36	31.06	28.54	29.24	27.89	27.95
Henry	2005	29.52	29.38	0.00	0.00	32.32	28.73	28.96	29.76	29.15	29.70
Highland	2006	25.01	24.23	0.00	0.00	31.38	38.28	30.90	29.95	29.94	30.36
Hocking	2004	28.82	28.76	0.00	0.00	20.82	28.37	27.20	28.10	27.00	28.12
Holmes	2004	26.21	29.86	25.88	30.84	32.68	30.34	30.03	29.39	29.30	29.48
Huron	2006	35.17	26.33	36.18	32.01	24.20	37.92	32.05	31.90	31.59	31.93
Jackson	2005	26.49	25.23	0.00	0.00	30.54	30.84	28.47	29.09	28.45	28.72
Jefferson	2006	32.51	22.70	0.00	39.50	29.44	24.08	33.41	31.23	33.19	30.55
Knox	2005	26.02	24.96	0.00	23.45	26.45	23.73	29.32	28.97	28.97	27.29
Lake	2006	25.73	36.28	32.88	32.74	32.09	28.36	33.00	32.83	32.84	32.49
Lawrence	2004	31.17	23.80	0.00	23.30	37.17	24.62	27.42	25.98	27.85	25.60
Licking	2005	33.42	28.51	43.36	25.61	30.35	31.03	31.17	31.19	31.45	30.89
Logan	2004	27.19	26.44	0.00	37.53	26.22	22.56	28.66	28.22	28.48	27.87
Lorain	2006	27.52	27.59	31.47	27.37	28.99	29.66	32.32	32.44	32.16	32.18
Lucas	2006	30.73	25.44	32.38	30.74	29.61	28.71	34.49	34.67	33.68	33.63
Madison	2005	29.32	23.52	0.00	0.00	28.13	39.67	29.57	29.22	29.47	28.52
Mahoning	2005	28.77	27.54	24.30	41.77	25.44	25.57	30.94	31.16	29.62	30.52
Marion	2004	28.84	24.18	49.90	32.14	27.47	32.01	29.62	29.76	29.21	29.87
Medina	2004	28.74	27.21	34.42	30.16	30.22	30.81	29.81	29.51	29.88	29.55
Meigs	2004	28.48	24.33	36.85	0.00	25.12	27.94	27.32	25.97	27.93	25.81
Mercer	2005	26.73	31.16	20.46	0.00	36.07	26.48	30.57	30.31	30.54	30.17
Miami	2004	23.74	29.94	39.45	32.93	29.73	31.46	29.28	29.29	29.24	29.82
Monroe	2004	25.60	27.73	0.00	0.00	33.52	24.97	32.78	30.20	31.10	27.77
Montgomery	2005	24.58	27.76	33.40	29.42	28.28	25.23	31.17	31.29	30.66	30.08
Morgan	2006	29.01	23.58	0.00	0.00	32.53	34.34	33.67	31.52	32.52	29.65
Morrow	2005	30.99	29.05	32.67	0.00	28.54	23.57	31.68	30.95	31.58	30.73
Muskingum	2006	30.72	28.14	35.51	0.00	32.12	28.36	32.28	32.17	32.26	31.61
Noble	2005	31.39	24.62	0.00	0.00	20.96	27.92	29.61	28.60	28.41	27.69
Ottawa	2006	35.34	28.19	32.52	0.00	30.43	27.93	29.44	29.50	29.61	29.43
Paulding	2004	25.68	28.53	0.00	0.00	38.94	25.25	29.81	30.38	29.06	30.12
Perry	2005	24.01	39.12	0.00	0.00	36.58	0.00	30.89	30.25	30.00	30.66
Pickaway	2005	29.52	29.65	0.00	0.00	31.54	37.74	31.64	31.46	31.47	32.37

County	Year of Last Reappraisal or Update	Agricultural I/2006	Agricultural II/2006	Industrial I/2006	Industrial II/2006	Commercial I/2006	Commercial II/2006	Residential I/2006	Residential II/2006	All Classes I/2006	All Classes II/2006
Pike	2005	25.28 %	26.16 %	0.00	40.76	18.89 %	30.32 %	29.69 %	27.85 %	28.66 %	27.88 %
Portage	2006	28.91	26.73	33.79 %	42.37 %	28.88	28.23	31.15	30.43	31.06	30.94
Preble	2005	32.91	29.74	26.64	0.00	32.38	30.38	30.30	30.76	30.90	30.62
Putnam	2005	24.83	28.20	27.35	24.50	38.28	27.00	29.41	28.97	29.20	28.70
Richland	2005	31.43	21.81	35.85	31.06	27.87	30.07	31.19	31.49	31.30	31.16
Ross	2004	24.27	26.03	27.29	0.00	29.90	25.30	29.36	28.42	28.81	27.83
Sandusky	2006	27.87	36.16	29.28	0.00	28.55	24.73	31.55	32.23	30.89	31.88
Scioto	2004	29.15	27.86	0.00	17.79	26.10	24.40	28.60	27.28	28.53	26.94
Seneca	2005	27.32	30.95	40.83	40.98	26.77	35.39	30.03	29.79	30.14	30.49
Shelby	2005	25.06	28.04	34.99	27.62	26.76	25.58	30.47	29.62	29.67	28.88
Stark	2006	32.58	27.85	31.05	26.84	29.43	30.15	30.97	31.18	30.82	31.01
Summit	2005	27.14	26.70	26.77	22.59	29.10	25.91	31.30	31.38	30.70	30.34
Trumbull	2005	27.02	32.29	21.62	32.71	24.67	25.86	30.85	31.27	29.90	30.64
Tuscarawas	2004	27.36	25.80	26.98	28.74	27.98	29.35	29.66	30.41	29.34	29.86
Union	2004	25.42	25.46	25.66	27.11	26.24	29.39	29.32	28.77	28.88	28.67
Van Wert	2005	28.64	26.97	40.53	40.05	24.07	41.25	29.56	29.66	29.55	30.31
Vinton	2006	28.56	22.61	26.24	0.00	0.00	0.00	29.05	29.35	28.59	26.73
Warren	2006	28.22	30.37	36.21	34.60	30.78	30.61	32.27	32.14	32.06	31.89
Washington	2004	30.12	29.09	35.00	36.36	33.81	32.57	27.51	28.64	28.48	29.00
Wayne	2005	30.27	26.45	37.47	32.63	31.99	25.33	30.19	30.46	30.56	29.68
Williams	2006	30.07	32.79	46.30	48.01	30.44	33.70	31.90	32.35	32.78	32.89
Wood	2005	28.82	28.84	34.41	25.51	31.78	28.48	31.34	31.87	31.42	31.25
Wyandot	2004	25.00	26.19	0.00	42.92	34.58	31.95	29.91	30.04	29.37	33.01
Group 2004 Totals		26.96 %	26.15 %	31.75 %	29.49 %	30.16 %	30.53 %	29.48 %	29.35 %	29.42 %	29.34 %
Group 2005 Totals		27.83	27.87	29.18	28.62	28.70	27.45	31.38	31.43	30.80	30.76
Group 2006 Totals		28.68	28.13	33.36	33.52	30.45	30.47	32.13	32.11	31.90	31.88
State Totals		27.85 %	27.52 %	30.46 %	30.09 %	29.22 %	28.64 %	31.43 %	31.42 %	31.00 %	30.95 %

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

NUMBER OF SALES, BY COUNTY AND STATEWIDE
CALENDAR YEAR 2006

County	Year of Last Reappraisal or Update	Agricultural		Industrial		Commercial		Residential		All Classes	
		I/2006	II/2006	I/2006	II/2006	I/2006	II/2006	I/2006	II/2006	I/2006	II/2006
Adams	2004	26	26	0	0	7	2	134	136	167	164
Allen	2006	12	10	3	3	25	23	611	650	651	686
Ashland	2005	18	4	0	3	4	9	252	299	274	315
Ashtabula	2005	75	79	3	1	25	20	580	608	683	708
Athens	2005	9	12	0	0	13	9	234	265	256	286
Auglaize	2005	10	8	3	0	10	8	273	293	296	309
Belmont	2006	21	29	0	2	15	16	366	364	402	411
Brown	2006	31	19	0	0	14	14	245	257	290	290
Butler	2005	13	7	11	18	58	55	2,375	2,378	2,457	2,458
Carroll	2004	21	17	0	1	2	5	116	131	139	154
Champaign	2004	8	4	0	1	7	7	213	190	228	202
Clark	2004	7	5	0	3	27	28	800	834	834	870
Clermont	2005	6	5	4	3	25	33	1,168	1,147	1,203	1,188
Clinton	2005	17	13	0	0	14	8	235	284	266	305
Columbiana	2004	20	26	1	4	25	24	420	516	466	570
Coshocton	2006	26	24	2	1	9	5	149	147	186	177
Crawford	2006	7	9	0	1	14	12	179	234	200	256
Cuyahoga	2006	0	0	24	38	217	195	6,661	6,237	6,902	6,470
Darke	2005	21	15	0	2	8	20	324	334	353	371
Defiance	2005	7	5	1	0	9	9	212	236	229	250
Delaware	2005	11	10	5	2	34	33	993	1,024	1,043	1,069
Erie	2006	3	5	0	0	21	18	465	417	489	440
Fairfield	2004	32	19	3	0	28	15	838	834	901	868
Fayette	2006	14	14	1	2	7	5	166	138	188	159
Franklin	2005	2	0	34	30	337	258	7,188	7,517	7,561	7,805
Fulton	2005	11	13	0	3	5	4	194	168	210	188
Gallia	2005	29	22	1	0	6	7	92	100	128	129
Geauga	2005	27	20	7	1	13	11	386	475	433	507
Greene	2005	11	13	0	0	11	14	969	1,053	991	1,080
Guernsey	2006	18	13	0	0	8	7	250	235	276	255

County	Year of Last Reappraisal or Update	Agricultural I/2006	Agricultural II/2006	Industrial I/2006	Industrial II/2006	Commercial I/2006	Commercial II/2006	Residential I/2006	Residential II/2006	All Classes I/2006	All Classes II/2006
Hamilton	2005	1	1	39	34	290	266	4,823	4,870	5,153	5,171
Hancock	2004	17	9	0	1	12	20	474	435	503	465
Hardin	2005	16	12	0	0	5	6	135	103	156	121
Harrison	2005	27	20	1	0	3	3	72	66	103	89
Henry	2005	18	7	0	0	7	5	142	138	167	150
Highland	2006	25	15	0	0	6	12	282	309	313	336
Hocking	2004	4	2	0	0	4	3	132	167	140	172
Holmes	2004	22	8	1	1	6	3	108	93	137	105
Huron	2006	8	11	1	3	9	5	248	293	266	312
Jackson	2005	12	13	0	0	4	6	136	132	152	151
Jefferson	2006	7	9	0	2	6	9	250	263	263	283
Knox	2005	24	27	0	5	9	15	356	379	389	426
Lake	2006	4	3	14	7	28	38	1,481	1,426	1,527	1,474
Lawrence	2004	17	15	0	1	4	11	252	249	273	276
Licking	2005	18	17	1	2	31	32	859	885	909	936
Logan	2004	10	9	0	1	11	11	313	317	334	338
Lorain	2006	6	13	13	8	31	51	1,548	1,608	1,598	1,680
Lucas	2006	8	2	5	3	89	57	2,222	1,409	2,324	1,471
Madison	2005	9	6	0	0	10	5	177	196	196	207
Mahoning	2005	13	17	3	3	55	44	1,477	1,571	1,548	1,635
Marion	2004	7	4	1	1	14	15	317	359	339	379
Medina	2004	26	23	7	6	30	24	1,024	1,062	1,087	1,115
Meigs	2004	14	8	1	0	3	3	82	91	100	102
Mercer	2005	7	7	1	0	7	5	207	224	222	236
Miami	2004	6	3	1	2	24	22	650	666	681	693
Monroe	2004	14	27	0	0	3	3	31	46	48	76
Montgomery	2005	17	13	16	16	195	167	3,593	3,462	3,821	3,658
Morgan	2006	10	12	0	0	6	2	55	63	71	77
Morrow	2005	16	15	1	0	1	1	209	218	227	234
Muskingum	2006	10	20	2	0	21	16	445	412	478	448
Noble	2005	15	14	0	0	2	5	27	46	44	65
Ottawa	2006	4	3	2	0	4	10	279	334	289	347
Paulding	2004	10	5	0	0	3	4	99	106	112	115
Perry	2005	12	5	0	0	4	0	122	133	138	138
Pickaway	2005	10	9	0	0	9	12	238	288	257	309

County	Year of Last Reappraisal or Update	Agricultural I/2006	Agricultural II/2006	Industrial I/2006	Industrial II/2006	Commercial I/2006	Commercial II/2006	Residential I/2006	Residential II/2006	All Classes I/2006	All Classes II/2006
Pike	2005	15	7	0	1	1	2	72	94	88	104
Portage	2006	21	16	10	4	24	20	888	804	943	844
Preble	2005	17	15	1	0	13	7	238	277	269	299
Putnam	2005	6	18	1	1	2	3	138	136	147	158
Richland	2005	14	7	2	2	27	20	576	642	619	671
Ross	2004	27	22	1	0	13	11	277	309	318	342
Sandusky	2006	9	5	4	0	6	8	290	244	309	257
Scioto	2004	22	26	0	1	17	18	295	310	334	355
Seneca	2005	11	14	1	2	14	12	242	236	268	264
Shelby	2005	10	6	1	3	16	6	230	261	257	276
Stark	2006	19	32	4	3	67	48	1,801	1,716	1,891	1,799
Summit	2005	7	6	12	10	95	112	3,403	3,292	3,517	3,420
Trumbull	2005	14	30	3	5	49	43	934	973	1,000	1,051
Tuscarawas	2004	29	28	1	1	30	21	476	452	536	502
Union	2004	8	5	2	3	16	19	281	290	307	317
Van Wert	2005	13	3	1	1	5	2	161	121	180	127
Vinton	2006	12	11	1	0	0	0	39	36	52	47
Warren	2006	18	12	5	2	42	33	1,647	1,708	1,712	1,755
Washington	2004	28	10	1	1	28	14	243	253	300	278
Wayne	2005	18	23	3	2	17	24	555	517	593	566
Williams	2006	8	9	1	2	12	11	242	196	263	218
Wood	2005	12	9	3	3	27	23	554	581	596	616
Wyandot	2004	10	15	0	1	2	3	87	96	99	115
Group 2004 Totals		385	316	20	29	316	286	7,662	7,942	8,383	8,573
Group 2005 Totals		619	547	159	153	1,470	1,324	35,151	36,022	37,399	38,046
Group 2006 Totals		301	296	92	81	681	615	20,809	19,500	21,883	20,492
State Totals		1,305	1,159	271	263	2,467	2,225	63,622	63,464	67,665	67,111

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