

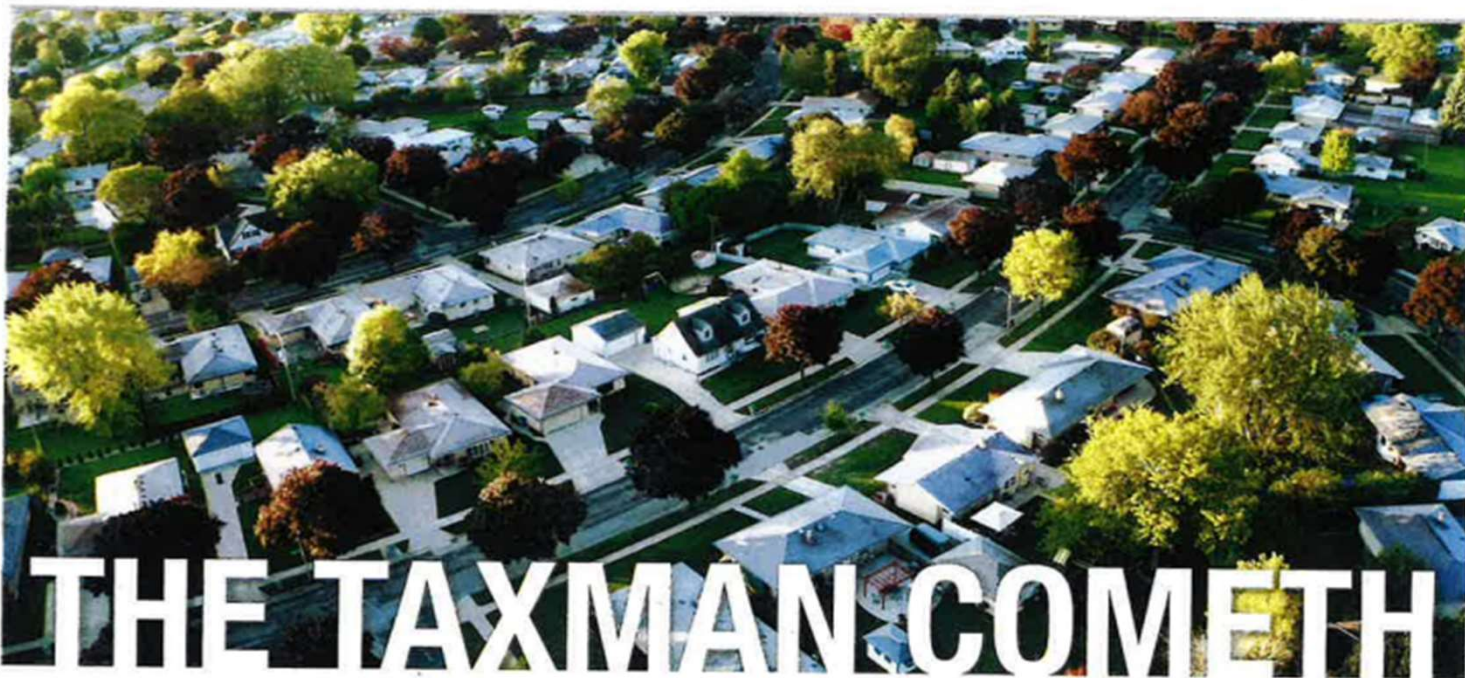
Impact of Reappraisal on Property Tax Collections **By Community**

Regular Mayfield Board of Education Meeting

May 22, 2024

CRAIN'S CLEVELAND BUSINESS

CRAINSCLEVELAND.COM | MAY 6, 2024



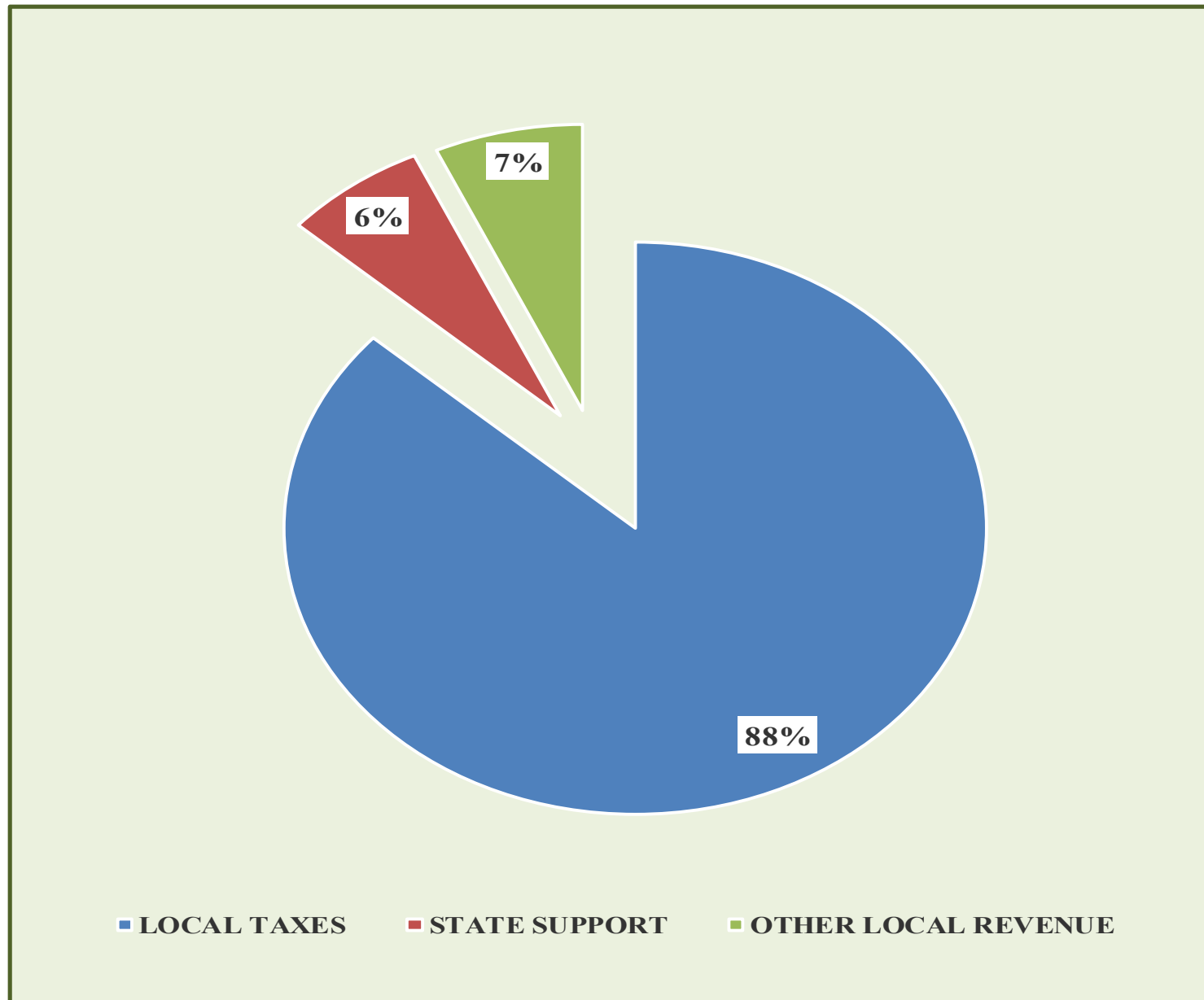
THE TAXMAN COMETH

What to expect from this year's property tax reassessment in Cuyahoga County | By Kim Palmer

This year, 19 Ohio county auditors, including Cuyahoga's, are sending teams of appraisers out onto the streets to determine the property taxes that residents owe as part of the state's six-year property reappraisal. In Cuyahoga County alone, about 40 state-certified appraisers have traversed 59 cities conducting what's called a home mass appraisal to determine the value of each of the county's 568,000 parcels, nearly 353,000 of which are single-family homes. This year's reassessment was scheduled to wrap up by the end of April, explains the man in charge of the tedious process, Cuyahoga County Fiscal Officer Michael Chambers.

See **TAX** on Page 17

Mayfield CSD Operating Revenue Mix



Real Property Taxes - Formula

Basic Formula = **Assessed Valuation TIMES Effective Millage Rate EQUALS Property Tax**

- **Property Values are taxed at 35% of Fair-Market Value OR Assessed Value.**
 - 2-types of Property Classifications
 - Residential – FMV typically determined by comparable arms length transactions within a zip code or area.
 - Commercial/Industrial – FMV determined by multiple approaches - income generation, business activity, market area density, etc.
- **Effective Millage Rate**
 - **Tax Rate exempt from reduction factors - typically non-voted, established by the Ohio Constitution.**
 - **Tax Rate subject to reduction factors – typically voted, rate reduced in response to the appreciation of existing properties.** New Construction within a tax year not included in rate reduction determination.
- Different types of taxes, which normally fall into either OPERATIONS OR CAPITAL IMPROVEMENTS

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STATE OF OHIO
COMPOSITE REDUCTION FACTOR REPORT FOR THE TAX YEAR 2023
COUNTY 18 CUYAHOGA

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TAXING DISTRICT NUMBER: 00370

TAXING DISTRICT: MAYFIELD HTS CSD

LEVY YEAR / DESCRIPTION	TAX RATE	REDUCTION FACTOR	RES/AG CLASS COMPOSITE FACTOR	EFFECTIVE RATE	NON-RES/AG (OTHER) REDUCTION FACTOR	COMPOSITE FACTOR	CLASS EFFECTIVE RATE	ROLL BACK
UNIT # 10180 CUYAHOGA COUNTY								
GENERAL FUND	1.100	XXXXXXXX		1.100000	XXXXXXXX		1.100000	Y
DEBT SERVICE	0.350	XXXXXXXX		.350000	XXXXXXXX		.350000	Y
2005 BOARD OF DEV.DISABILITIES	3.900	0.222549		3.032058	0.114758		3.452443	Y
2008 HEALTH AND WELFARE	4.800	0.222549		3.731764	0.114758		4.249161	Y
2020 HEALTH SERVICES	4.700	0.139060		4.046418	0.055445		4.439408	N
SUB TOTAL	14.850		0.174395	12.260240		0.084781	13.591012	
UNIT # 23300 MAYFIELD CSD								
GENERAL FUND	5.020	XXXXXXXX		5.020000	XXXXXXXX		5.020000	Y
1976 CURRENT EXPENSE	32.450	0.836811		5.295483	0.717746		9.159142	Y
1978 CURRENT EXPENSE	5.500	0.760898		1.315061	0.653193		1.907438	Y
1986 CURRENT EXPENSE	0.300	0.599436		.120169	0.509484		.147154	Y
1988 CURRENT EXPENSE	5.500	0.595462		2.224959	0.494868		2.778226	Y
1991 CURRENT EXPENSE	5.900	0.498851		2.956779	0.418123		3.433074	Y
1995 CURRENT EXPENSE	3.000	0.331085		2.006745	0.253380		2.239860	Y
2002 CURRENT EXPENSE	6.900	0.187048		5.609368	0.064780		6.453018	Y
2004 CURRENT EXPENSE	5.500	0.149246		4.679147	0.050761		5.220814	Y
2006 PERMANENT IMPROVEMENT-ONGOING	0.900	0.149246		.765678	0.050761		.854315	Y
2008 PERMANENT IMPROVEMENT-ONGOING	1.900	0.149246		1.616432	0.050761		1.803554	Y
2008 CURRENT EXPENSE	5.000	0.149246		4.253770	0.050761		4.746195	Y
2012 CURRENT EXPENSE	5.400	0.149246		4.594071	0.050761		5.125890	Y
2012 PERMANENT IMPROVEMENT-ONGOING	0.500	0.149246		.425377	0.050761		.474619	Y
2016 CURRENT EXPENSE	5.000	0.146142		4.269290	0.050761		4.746195	N
2016 PERMANENT IMPROVMENT	1.900	0.146142		1.622330	0.050761		1.803554	N
SUB TOTAL	98.670		0.484122	46.774659		0.383335	55.913048	
UNIT # 54920 MAYFIELD HTS CITY								
FIREMAN'S FUND	0.300	XXXXXXXX		.300000	XXXXXXXX		.300000	Y
GENERAL FUND	1.935	XXXXXXXX		1.935000	XXXXXXXX		1.935000	Y
POLICE PENSION	0.300	XXXXXXXX		.300000	XXXXXXXX		.300000	Y
SINKING FUND AND BOND	0.945	XXXXXXXX		.945000	XXXXXXXX		.945000	Y
1976 CHARTER/CURRENT EXPENSE	6.520	XXXXXXXX		6.520000	XXXXXXXX		6.520000	Y
SUB TOTAL	10.000		0.000000	10.000000		0.000000	10.000000	
UNIT # 60110 CLEVELAND METRO PARKS								
CLEVELAND METRO PARK	0.050	XXXXXXXX		.050000	XXXXXXXX		.050000	Y
2022 CURRENT EXPENSE	2.700	0.002809		2.692415	0.006622		2.682120	N
SUB TOTAL	2.750		0.002759	2.742415		0.006502	2.732120	
UNIT # 60190 CUYAHOGA COUNTY LIBRARY								
2008 CURRENT EXPENSE	2.500	0.213962		1.965095	0.087180		2.282050	Y
2020 CURRENT EXPENSE	1.000	0.131860		.868140	0.045268		.954732	N
SUB TOTAL	3.500		0.190505	2.833235		0.075206	3.236782	
UNIT # 61156 CUYAHOGA COMMUNITY COLLEGE								
2006 CUYAHOGA COMMUNITY COLLEGE	1.200	0.222549		.932941	0.114758		1.062290	Y
2010 CUYAHOGA COMMUNITY COLLEGE	1.900	0.222549		1.477156	0.114758		1.681959	Y
2014 CUYAHOGA COMMUNITY COLLEGE	0.900	0.222549		.699705	0.114758		.796717	N
2017 BOND (\$227,500,000)	0.500	XXXXXXXX		.500000	XXXXXXXX		.500000	N
2019 CUYAHOGA COMMUNITY COLLEGE	0.400	0.139060		.344376	0.055445		.377822	N
2023 CUYAHOGA COMMUNITY COLLEGE	0.400	0.000000		.400000	0.003468		.398612	N
SUB TOTAL	5.300		0.178457	4.354178		0.091057	4.817400	
UNIT # 61157 CLEVELAND-CUYAHOGA PORT AUTHOR								
1998 CCPA PORT AUTHORITY	0.130	0.316374		.088871	0.199530		.104061	Y
SUB TOTAL	0.130		0.316377	.088871		0.199531	.104061	
COMPOSITE	127.200		0.378510	79.053598		0.289353	90.394423	

Total effective operating tax rate in 1976 = 37.47 in 2023 = 42.34 Since 1976, passed 10 operating levies to increase tax rate by 4.87 mills

For purposes of the upcoming examples, used 46.77 mills less the 5.02, which is not subject to HB920 or 41.75 mills.

Residential
Property Tax
Calculation,
Carryover Property
BASIC



Auditor's Fair Market Value \$100,000

35% Assessment Rate (Assessed Value) \$35,000

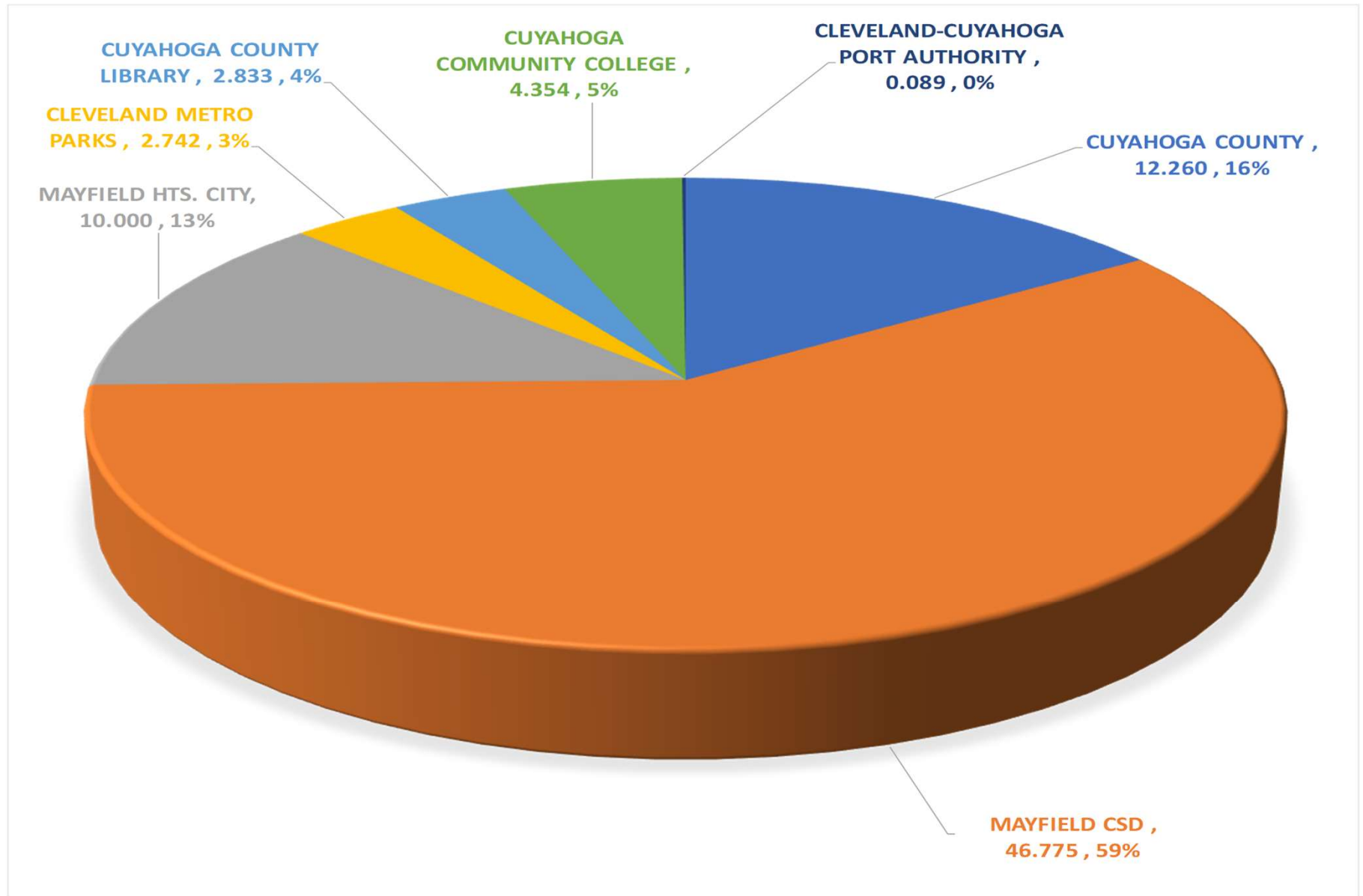
Times Voted Mayfield Effective Millage Rate **.04678**

MAYFIELD CITY SCHOOL TAXES @ .04678 MILLS (59%) \$1,637.11

ALL OTHER GOV'T UNIT TAXES @ .03228 MILLS (41%) \$1,129.76

TOTAL TAXES @ .07905 MILLS \$2,766.87

Property Tax Distribution by Unit Type

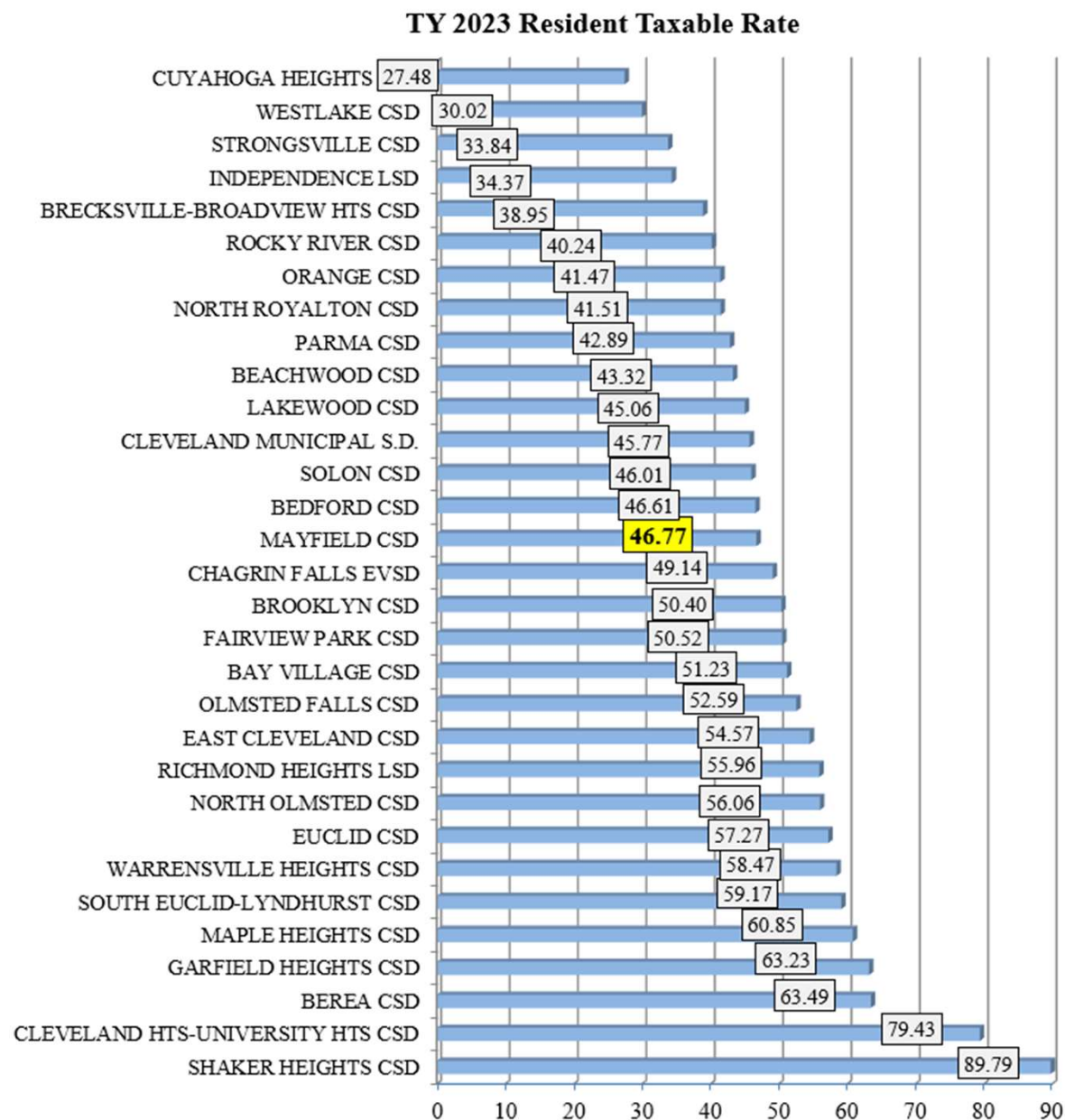


Property Tax Millage by Municipality

GATES MILLS				RESIDENTIAL CLASS I				HIGHLAND HEIGHTS				RESIDENTIAL CLASS I			
UNIT # 52990 GATES MILLS CORP								UNIT # 53620 HIGHLAND HTS. CITY							
GENERAL FUND	3.180	XXXXXX	3.180000					GENERAL FUND	2.200	XXXXXX	2.200000				
POLICE PENSION	0.300	XXXXXX	0.300000					POLICE PENSION	0.300	XXXXXX	0.300000				
1991 LAND CONSERVATION	1.000	XXXXXX	1.000000					FIREMAN'S FUND	0.300	XXXXXX	0.300000				
1993 CURRENT EXPENSE	3.000	0.329781	2.010657					SINKING FUND AND BOND	0.200	XXXXXX	0.200000				
1996 CURRENT EXPENSE	3.500	0.241051	2.656322					1976 CHARTER/RECREATION	1.000	XXXXXX	1.000000				
2005 CURRENT EXPENSE	3.500	0.086409	3.197569												
SUB TOTAL	14.480		12.344547					SUB TOTAL	4.000		4.000000				
				0.147477								0.000000			
MAYFIELD HEIGHTS				RESIDENTIAL CLASS I				MAYFIELD VILLAGE				RESIDENTIAL CLASS I			
UNIT # 549200 MAYFIELD HTS. CITY								UNIT # 54910 MAYFIELD VILLAGE							
GENERAL FUND	1.935	XXXXXX	1.935000					GENERAL FUND	3.180	XXXXXX	3.180000				
POLICE PENSION	0.300	XXXXXX	0.300000					POLICE PENSION	0.300	XXXXXX	0.300000				
FIREMAN'S FUND	0.300	XXXXXX	0.300000					1976 POLICE	1.520	0.840748	0.242063				
SINKING FUND AND BOND	0.945	XXXXXX	0.945000												
1976 CHARTER/ CURRENT EXP	6.520	XXXXXX	6.520000												
SUB TOTAL	10.000		10.000000					SUB TOTAL	5.000		3.722063				
				0.000000								0.255588			

Tax Year 2023 Aggregate School District Tax Rates by Type of Levy

School District	TY2023 Total Voted	TY 2023 Resident Taxable Rate	TY 2023
			Rank Per Resident Taxable Rate
SHAKER HEIGHTS CSD	192.08	89.79	1
CLEVELAND HTS-UNIVERSITY HTS CSD	159.80	79.43	2
BEREA CSD	84.59	63.49	3
GARFIELD HEIGHTS CSD	73.26	63.23	4
MAPLE HEIGHTS CSD	81.30	60.85	5
SOUTH EUCLID-LYNDHURST CSD	113.29	59.17	6
WARRENSVILLE HEIGHTS CSD	95.90	58.47	7
EUCLID CSD	94.07	57.27	8
NORTH OLMSTED CSD	106.89	56.06	9
RICHMOND HEIGHTS LSD	99.78	55.96	10
EAST CLEVELAND CSD	88.38	54.57	11
OLMSTED FALLS CSD	109.99	52.59	12
BAY VILLAGE CSD	128.33	51.23	13
FAIRVIEW PARK CSD	104.93	50.52	14
BROOKLYN CSD	64.94	50.40	15
CHAGRIN FALLS EVSD	123.57	49.14	16
MAYFIELD CSD	90.67	46.77	17
BEDFORD CSD	85.62	46.61	18
OLON CSD	88.80	46.01	19
CLEVELAND MUNICIPAL S.D.	84.10	45.77	20
LAKEWOOD CSD	121.23	45.06	21
BEACHWOOD CSD	95.13	43.32	22
PARMA CSD	71.20	42.89	23
NORTH ROYALTON CSD	66.70	41.51	24
ORANGE CSD	90.20	41.47	25
ROCKY RIVER CSD	95.17	40.24	26
BRECKSVILLE-BROADVIEW HTS CSD	84.53	38.95	27
INDEPENDENCE LSD	36.65	34.37	28
STRONGSVILLE CSD	89.77	33.84	29
WESTLAKE CSD	68.65	30.02	30
CUYAHOGA HEIGHTS LSD	37.70	27.48	31
MEAN:	94.43	50.21	
MEDIAN:	90.20	49.14	



BASELINE CALCULATIONS

TAX YEAR 2023

Current collection year tax rates and assessed values for RESIDENTIAL PROPERTY ONLY

Tax Rate Type	Approved Tax Rate (GROSS)	Reduction Factor (HB920)	Effective Rate (TAXABLE)
Unvoted Operating	5.02000	0.0000	5.02000
Voted Operating	80.45000	(43.1252)	37.32484
Voted Permanent Improvement	5.20000	(0.7702)	4.42982
GRAND Total	90.67000	(43.8953)	46.77466

Assessed Values	Class I Residential	Unvoted	Voted Operating	Voted Permanent Improvement **	TOTAL
Gates Mills	220,266,210	1,105,736	8,221,401	975,739	10,302,877
Highland Heights	375,553,950	1,885,281	14,017,492	1,663,635	17,566,408
Mayfield Heights	355,631,040	1,785,268	13,273,872	1,575,380	16,634,521
Mayfield Village	122,731,190	616,111	4,580,922	543,677	5,740,710
TOTAL	1,074,182,390	5,392,396	40,093,688	4,758,431	50,244,515 *

NOTES:

*Assumes 100% Property Tax Collection

**Vote Permanent Improvement Tax Collections are restricted to capital expenditures

TAX YEAR 2024 - EXAMPLE #1

Reappraisal of carryover property AVG CHANGE **10%**, APPLIED EQUALLY TO EACH COMMUNITY

Tax Rate Type	Approved Tax Rate (GROSS)	Reduction Factor (HB920)	Effective Rate TY2024 (TAXABLE)	Tax Rate Reduction HB920	Effective Rate TY2023 (TAXABLE)
Unvoted Operating	5.02000	0.0000	5.02000	0.00000	5.02000
Voted Operating	80.45000	(46.5183)	33.93167	(3.39317)	37.32484
Voted Permanent Improvement	5.20000	(1.1729)	4.02711	(0.40271)	4.42982
GRAND Total	90.67000	(47.6912)	42.97878	(3.79588)	46.77466

Reappraisal %	Assessed Values	Class I Residential	Unvoted	Voted Operating	Voted Permanent Improvement	TOTAL
10%	Gates Mills	242,292,831	1,216,310	8,221,401	975,739	10,413,450
10%	Highland Heights	413,109,345	2,073,809	14,017,492	1,663,635	17,754,936
10%	Mayfield Heights	391,194,144	1,963,795	13,273,872	1,575,380	16,813,047
10%	Mayfield Village	135,004,309	677,722	4,580,922	543,677	5,802,321
	TOTAL	1,181,600,629	5,931,635	40,093,688	4,758,431	50,783,754
	Dollar Change	107,418,239	539,240	(0)	(0)	539,239
	Percentage Change	10%	10%	0%	0%	1.07%

YEAR OVER YEAR CHANGE IN TAX DISTRIBUTION BY COMMUNITY

	Percentage Change from Prior Year	Unvoted	Voted Operating	Voted Permanent Improvement	TOTAL
Gates Mills	1.07%	110,574	(0)	(0)	110,574
Highland Heights	1.07%	188,528	(0)	(0)	188,528
Mayfield Heights	1.07%	178,527	(0)	(0)	178,527
Mayfield Village	1.07%	61,611	(0)	(0)	61,611
Total Dollar Change		539,240	(0)	(0)	539,239

TAX YEAR 2024 - EXAMPLE #2

Reappraisal of carryover property **AVG CHANGE 17%**, APPLIED UNEQUALLY TO EACH COMMUNITY

Tax Rate Type	Approved Tax Rate (GROSS)	Reduction Factor (HB920)	Effective Rate (TAXABLE)	Tax Rate Reduction HB920	Effective Rate TY2023 (TAXABLE)
Unvoted Operating	5.02000	0.0000	5.02000	0.00000	5.02000
Voted Operating	80.45000	(48.4744)	31.97561	(5.34923)	37.32484
Voted Permanent Improvement	5.20000	(1.4050)	3.79496	(0.63486)	4.42982
GRAND Total	90.67000	(49.8794)	40.79057	(5.98409)	46.77466

Reappraisal %	Assessed Values	Class I Residential	Unvoted	Voted Operating	Voted Permanent Improvement	TOTAL
2%	Gates Mills	224,671,534	1,127,851	7,184,010	852,618	9,164,480
15%	Highland Heights	431,887,043	2,168,073	13,809,853	1,638,992	17,616,918
30%	Mayfield Heights	462,320,352	2,320,848	14,782,977	1,754,485	18,858,310
10%	Mayfield Village	135,004,309	677,722	4,316,846	512,335	5,506,903
	TOTAL	1,253,883,238	6,294,494	40,093,688	4,758,431	51,146,611
	Dollar Change	179,700,848	902,098	0	(0)	902,096
	Percentage Change	17%	17%	0%	0%	1.80%

YEAR OVER YEAR CHANGE IN TAX DISTRIBUTION BY COMMUNITY

	Percentage Change from Prior Year	Unvoted	Voted Operating	Voted Permanent Improvement	TOTAL
Gates Mills	-11%	22,115	(1,037,391)	(123,121)	(1,138,397)
Highland Heights	0%	282,792	(207,639)	(24,643)	50,510
Mayfield Heights	13%	535,580	1,509,105	179,105	2,223,790
Mayfield Village	-4%	61,611	(264,077)	(31,341)	(233,807)
Total Dollar Change		902,098	(0)	(0)	902,096

CONCLUDING POINTS

- We factored a reappraisal increase of 8% for both Class I Residential & Class II Commercial into the five-year forecast. Therefore, any adjustment above or below this estimate will need to be factored into the contemplated millage request leading into November, 2024.
- 1 mill in Tax Year 2023 equals \$1.5M in taxes at 100% collection rate.
- Resident's who believe their parcel has been incorrectly valued, may submit a challenge to the Cuyahoga County Board of Revisions and if unsuccessful, may submit a subsequent appeal to the Ohio Board of Tax Appeals. **Mayfield City Schools DOES NOT participate in these challenges.**

Questions