

## HOW TO FIGURE YOUR REAL ESTATE TAXES

(A home with a market value of \$100,000 in Brunswick City was used for this demonstration)

### 1. Determine Your Market Value -

If you are purchasing a home, the purchase price is the market value. If you are currently living in your home, contact Auditor Michael E. Kovack's Office to find out your current market value. For this example the market value is \$100,000.

### 2. Find your taxing district on the chart -

Brunswick City is District 3. Use the value under the column, "Multiply this # times your market value to estimate your annual taxes." This number for Brunswick City is 0.015735.

### 3. Figure Your Tax -

Multiply the number from step two by the market value of your home. In our example the calculation is: \$100,000 X .015735 = \$1,573.48. Therefore, the annual tax would be \$1,573.48.

Please note that this number is simply an estimate. The estimate works best for those properties of one acre or less where the owner is the occupant of the dwelling. For parcels greater than one acre, this formula will underestimate taxes. This calculation is NOT VALID for commercial or industrial properties.

This formula does not take into account any special assessments which may be levied on the property by your village, city or county. This formula will also not take into account any tax reductions due to Homestead Exemption or CAUV. To find out your exact tax bill for property you already own, contact Auditor Michael E. Kovack's Office or use our web site at: [www.medinacountyauditor.org](http://www.medinacountyauditor.org).

**REMEMBER!!!** If you experience destruction to **buildings** on your property due to fire, flood, wind or other disaster **PLEASE CONTACT AUDITOR KOVACK'S OFFICE**. This is the only way for us to be able to ensure the damage is reflected in a lower property valuation for you until the repair is completed.

## 2010 CALENDAR YEAR TAXES FOR MEDINA COUNTY RESIDENTIAL PROPERTY

*This estimate works best for an owner occupied single family home on one acre or less.*

	TAX DISTRICT	Multiply this # times the market value to estimate your annual taxes	Annual Taxes on \$100,000 home	Effective Tax Rate
1	Brunswick Hills, BCSD	0.018111	\$1,811.05	59.136331
2	Brunswick Hills, HLSD	0.015146	\$1,514.61	49.456628
3	Brunswick City, BCSD	0.015735	\$1,573.48	51.379040
4	Chatham Twp, CLSD	0.013861	\$1,386.10	45.260392
5	Granger Twp, HLSD	0.013602	\$1,360.22	44.415219
7	Granger Twp, MCSD	0.017140	\$1,714.03	55.968433
8	Guilford Twp, CLSD	0.013968	\$1,396.81	45.610032
9	Guilford Twp, WCSD	0.014426	\$1,442.64	47.106507
10	Rittman City, RCSD	0.016142	\$1,614.21	52.708765
11	Rittman City, CLSD	0.013440	\$1,343.98	43.885034
12	Seville Village, CLSD	0.014429	\$1,442.87	47.114141
13	Harrisville Twp, CLSD	0.013054	\$1,305.38	42.624577
14	Harrisville Twp, NCLSD	0.013130	\$1,312.96	42.872224
15	Lodi Village, CLSD	0.015075	\$1,507.45	49.222955
16	Hinckley Twp, HLSD	0.014600	\$1,459.96	47.672201
17	Hinckley Twp, BCSD	0.017564	\$1,756.40	57.351904
19	Homer Twp, BRLSD	0.013559	\$1,355.88	44.273644
20	Lafayette Twp, CLSD	0.014096	\$1,409.56	46.026548
21	Lafayette Twp, MCSD	0.017919	\$1,791.85	58.509486
24	Litchfield Twp, BLSL	0.012965	\$1,296.48	42.333963
25	Liverpool Twp, BLSL	0.012432	\$1,243.19	40.594105
26	Medina Twp, MCSD	0.017327	\$1,732.72	56.578535
27	Medina Twp, HLSD	0.013789	\$1,378.90	45.025321
28	Medina City, MCSD	0.017024	\$1,702.36	55.587416
29	Medina City, BLSL	0.012322	\$1,232.22	40.235616
30	Montville Twp, MCSD	0.018029	\$1,802.92	58.871018
31	Montville Twp, HLSD	0.014491	\$1,449.11	47.317804
32	Montville Twp, WCSD	0.014665	\$1,466.46	47.884555
33	Sharon Twp, HLSD	0.013888	\$1,388.77	45.347716
34	Sharon Twp, MCSD	0.017426	\$1,742.59	56.900930
35	Sharon Twp, WCSD	0.014061	\$1,406.13	45.914467
36	Spencer Twp, BRLSD	0.012608	\$1,260.85	41.170548
37	Spencer Village, BRLSD	0.014777	\$1,477.73	48.252428
38	Wadsworth Twp, WCSD	0.013125	\$1,312.55	42.858666
39	Wadsworth Twp, RCSD	0.015369	\$1,536.94	50.185922
40	Wadsworth City, WCSD	0.013754	\$1,375.40	44.911087
41	Westfield Twp, CLSD	0.012908	\$1,290.77	42.147478
42	Westfield Twp, NCLSD	0.012984	\$1,298.35	42.395125
43	Gloria Glens, CLSD	0.015322	\$1,532.18	50.030250
44	Westfield Center, CLSD	0.012608	\$1,260.82	41.169613
45	York, BLSL	0.012592	\$1,259.24	41.118182
46	Medina City, CLSD	0.013139	\$1,313.95	42.904478
47	Creston Village, NCLSD	0.013696	\$1,369.62	44.722235
48	Chippewa Lake, CLSD	0.015001	\$1,500.11	48.983291
49	Wadsworth City, HLSD	0.013580	\$1,358.05	44.344336
50	Medina City/York Twp BLSL	0.012592	\$1,259.24	41.118182
51	Seville Vil/Guilford Twp CLSD	0.014651	\$1,465.06	47.838586
52	Seville Vil/Westfield Twp CLSD	0.013406	\$1,340.64	43.776032
53	Medina City/Lafayette TWP MCSD	0.018511	\$1,851.11	60.444351
54	Creston Vil/Westfield Twp NCLSD	0.014057	\$1,405.69	45.900100

## WHAT IS MARKET VALUE?

Ohio's Constitution, laws and courts have determined that the "measure" to be used in determining the value of property for tax purposes is the "estimated fair market value."

Market value or "true value" is defined as the price your property would be expected to sell for in the open market place when both buyer and seller have full knowledge of all relevant facts about the property and the uses to which it may be put.

## HOW IS MARKET VALUE ESTIMATED?

**1) PHYSICAL CHARACTERISTICS** such as age and condition of the home, square feet of living area; size of property; finish in basements; number, type, size and condition of outbuildings; number of baths; and quality of workmanship and construction effect market value.

**2) RECENT SALES** Of Properties are important yardsticks used by appraisers in determining market values. Even if a home has not been on the market for many years, or has never been on the market, its new value will reflect recent sales prices of similar homes in the same area.

**3) LOCATION** is significant since properties can have the same physical characteristics but different values because of their location. Property is worth what someone will pay for it, and market conditions may be different in different locations.

## WHAT IS ASSESSED VALUE?

Assessed value is the value of property against which the tax rate is applied in order to compute the amount of taxes due. By Ohio law, assessed value is set at 35% of appraised value or market value.

For more information contact:

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Monday - Thursday  
8:00 AM - 4:30 PM  
Friday - 8:00 AM - 3:30 PM



Call toll-free:

**Medina:** 330-725-9754  
**Brunswick:** 330-225-7100  
**Wadsworth:** 330-336-6657

ask for extension 9754

[www.medinacountyauditor.org](http://www.medinacountyauditor.org)

## HOW TO COMPUTE YOUR TAX BILL

*Understand All The  
Information On Your  
2010 Property Tax Bill*



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