

# School District Property Taxes in Ohio

## Taxable Value



## Tax Rates

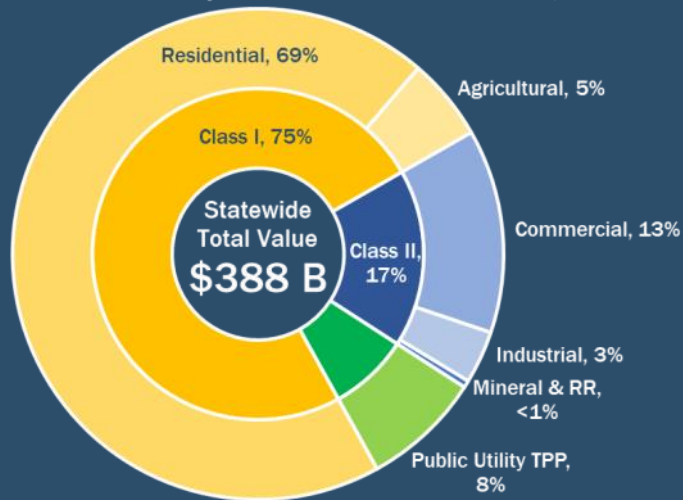


## Tax Revenue

Real Property is generally assessed at **35%** of true value. Public Utility Tangible Personal Property (TPP) is assessed at rates ranging between **24%** and **88%**.

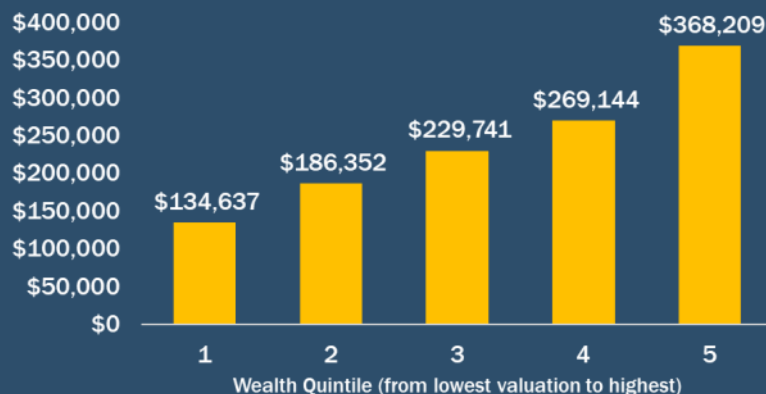
Residential and agricultural property comprise roughly **75%** of state total taxable value

Statewide Composition of Taxable Value, TY 2023



District property values per pupil vary widely

Avg. Taxable Value Per Pupil by Wealth Quintile, FY 2025



### Types of property tax levies

Generally, school districts use five different types of levies:

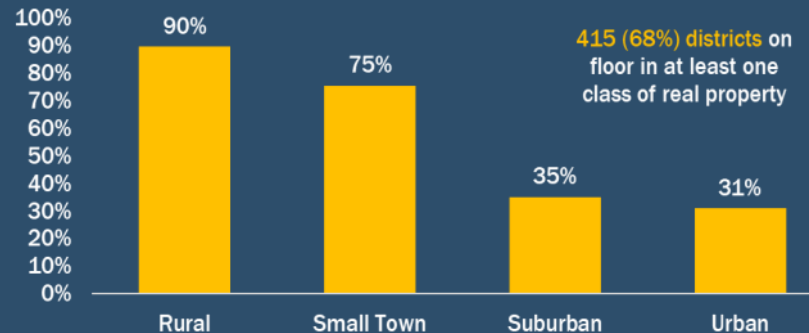
Unvoted	Within 10 mill limitation (inside mills)
Require voter approval	Current expense (operating) levies Emergency and substitute levies Permanent improvement levies Bond debt service levies

### Tax reduction factors

Ohio limits tax revenue growth on existing (previously taxed) real property by applying **tax reduction factors** to certain levies, which **lower millage rates below the voted rate**. However, a school district's combined real property millage from current expense levies and inside mills for operating expenses cannot fall below **20 effective mills** (the "20 mill floor").

83% of rural & small town districts are on the 20 mill floor

Percentage of Each Type of District on the 20 Mill Floor, TY 2023

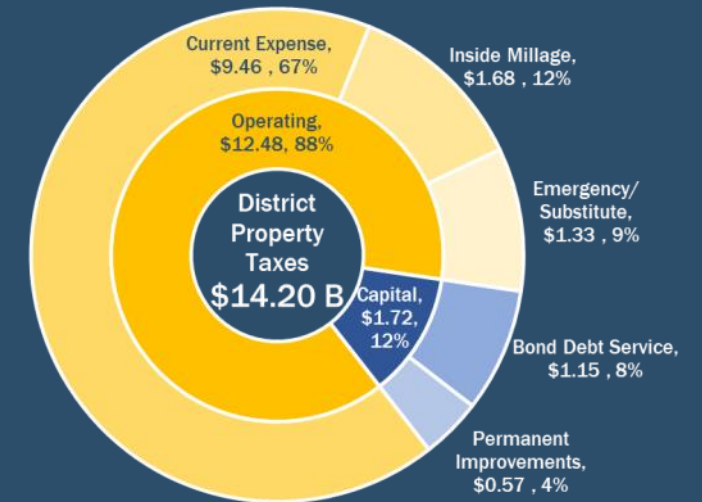


Statewide, school districts levied a weighted average of about **37 effective mills** across all types of property taxes in TY 2023

The median district levied **30 effective mills**  
65% of districts levied between **24 and 40 effective mills**

School districts levied **\$14.2 billion** in property taxes in TY 2023, mostly for operating expenses

School District Property Tax by Levy Purpose and Major Levy Type (\$ in billions), TY 2023



The state pays **\$1.2 billion** of school property taxes each year through various **property tax relief** programs

The state reimburses school districts for the following credits that lower the tax paid by qualifying property taxpayers:

- **Rollbacks:** 10% of tax on all residential and agricultural property and additional 2.5% of tax on owner-occupied homes
  - ◇ Apply to levies enacted prior to November 2013
- **Homestead exemption** for the elderly or disabled
  - ◇ Means-tested for those who became eligible after 2013; \$40,000: the earning limit for 2025
  - ◇ Standard threshold: exempts the first \$28,000 of true value; Enhanced threshold: \$56,000 for disabled veterans and spouses of certain deceased public service officers. Both thresholds are adjusted for inflation each year.