

NOTES ON THE DATA

There are two sources for the data. For 1990-1994, the data came from the Ohio Municipal Advisory Council. From 1995 on, we have obtained the data from the Ohio Department of Taxation. For the latter, the data abstracts can be found at www.tax.ohio.gov, under “Researcher” and then under “Tax Data Series – Property Tax”, and then under “Abstract Data Sets”. The two data sources actually have a common year (1994) that was used to check the consistency across the two.

As noted on the Ohio Department of Taxation web site, the Real Property Abstract is provided at the Taxing District level. Because there can be multiple taxing districts within a city, village, or township, we have consolidated the data by taxing district to the city, village, or township level. This requires maintaining a statewide correspondence file between tax districts and cities, villages, and townships. We update this correspondence file each year when the new data are put onto the Ohio Department of Taxation web site. We report the geographies for all jurisdictions according to the most current delineations.¹

The original data provided by the Ohio Department of Taxation are broken out at 18 different levels for each tax district. For our purposes in this project, we analyze only the total values. (Other breakouts include “value of new construction”, “annexation”, and breakouts between land and building values, to note four others.)

The data found on the Ohio Department of Taxation web site are taxable assessed values. This means that, for example, no abated values are included in the data. In addition, this means that the values included are about 35% of what the county auditors believe the taxable market value to be. For this analysis, all values were converted into what we have termed “county-appraised” taxable market values, by dividing the taxable assessed values by 0.35.

In the spreadsheet available on our web site, the data are provided for three property classes: residential, commercial, and industrial. In addition, there is a section for the sum of the three, designated as “total”. (There are other classes, such as agricultural and mineral, but they are not included here.)

The data are provided in two forms: (a) original values as provided each year in the data abstracts, and (b) adjusted for inflation. For the latter, all values are adjusted to represent the corresponding values in the most-recent-year dollars.² The indexes used are for “All Urban Consumers (CPI-U) for Cleveland-Akron, OH”, all items, annual averages, as provided by the US Department of Labor, Bureau of Labor Statistics.

¹ For example, at one time the Village of Hudson and Hudson Township were separate entities. In 1994 they merged into a single entity known as the City of Hudson. In our reporting, we report as though they were combined for the entire span of the data.

² For example, the index for 1990 is 129, while the index for 2017 is 223.417. To adjust a 1990 value to 2017 dollars, we multiply the 1990 value by the ratio of the 2017 index to the 1990 index. In this case, that ratio is 1.73 (223.417/129). So \$100 in 1990 would be worth \$173 in 2017.