



Property Tax Challenges Increased in Cuyahoga County

Cuyahoga County has some of the highest property tax rates in Ohio. The effective property tax rate in Cuyahoga is approximately 2.085%, which is the highest among several major counties in the state. This rate is significantly above the national average, contributing to a substantial tax burden for residents. The county has recently undergone a significant property reappraisal, revealing an average increase of 32% in home values. This reappraisal is mandated every six years and affects over 522,000 properties. The high rate is a significant negative factor affecting Cuyahoga County's economic development appeal.

Despite the high property tax rate and reappraisals, overall property tax revenues in Cuyahoga County in 2025 grew slowly due to property tax collection issues. Many residents failed to pay their taxes and challenged the reappraisals. Cuyahoga County experienced a significant rise in property tax delinquencies, with over \$248 million owed for approximately 25,000 parcels of land as of December 2025. The challenges and delinquencies strained county personnel resources and the decline in revenue led to health and human services budget cuts.

Median Effective Property Tax Collections & Rates By County

All Ohio Counties	Effective Rate Ranking	Effective Rate	Median Tax	Median Housing Value
Ohio Median		1.080%	\$1,856	\$173,050
Cuyahoga County	1	2.085%	\$3,819	\$183,200
Montgomery County	2	1.780%	\$2,975	\$167,400
Lucas County	3	1.750%	\$2,710	\$155,200
Lake County	4	1.700%	\$3,405	\$199,900
Greene County	5	1.690%	\$4,021	\$238,000
Delaware County	6	1.640%	\$6,896	\$419,500
Franklin County	7	1.550%	\$4,110	\$265,700
Summit County	8	1.540%	\$3,018	\$195,700
Hamilton County	9	1.530%	\$3,461	\$225,700
Geauga County	10	1.490%	\$4,533	\$305,100
Lorain County	11	1.440%	\$2,992	\$207,200
Trumbull County	12	1.410%	\$1,806	\$128,100
Mahoning County	13	1.400%	\$1,975	\$141,100
Wood County	14	1.360%	\$2,911	\$214,400
Fulton County	15	1.330%	\$2,348	\$176,000
Stark County	16	1.320%	\$2,342	\$177,700
Portage County	17	1.300%	\$2,728	\$210,500
Medina County	18	1.290%	\$3,448	\$268,000
Richland County	19	1.290%	\$1,984	\$154,000
Clermont County	20	1.280%	\$3,141	\$245,600

Cuyahoga Property Tax Revenue

	Property Taxes
2015	\$338,250,000
2016	\$324,730,000
2017	\$354,000,000
2018	\$335,430,000
2019	\$361,780,000
2020	\$356,220,000
2021	\$419,760,000
2022	\$386,660,000
2023	\$414,110,000
2024	\$417,600,000
2025 Proj	\$423,000,000
2026 Proj	\$423,000,000
2027 Proj	\$423,000,000
2028 Proj	\$423,000,000
2029 Proj	\$423,000,000

Source: Cuyahoga Co Audit, 2025Q3 Biennial Budget

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APPENDIX

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Clermont County	20	1.280%	\$3,141	\$245,600
Erie County	21	1.270%	\$2,330	\$183,900
Warren County	22	1.270%	\$4,076	\$319,700
Ashtabula County	23	1.260%	\$1,890	\$149,600
Licking County	24	1.260%	\$3,150	\$250,700
Clark County	25	1.250%	\$1,943	\$155,900
Union County	26	1.250%	\$3,847	\$306,600
Butler County	27	1.240%	\$3,010	\$243,000
Crawford County	28	1.220%	\$1,509	\$123,600
Athens County	29	1.200%	\$2,094	\$173,800
Wayne County	30	1.200%	\$2,457	\$204,600
Henry County	31	1.180%	\$1,954	\$166,000
Williams County	32	1.160%	\$1,624	\$140,000
Fairfield County	33	1.150%	\$3,123	\$272,200
Allen County	34	1.130%	\$1,782	\$158,400
Defiance County	35	1.120%	\$1,686	\$150,900
Hardin County	36	1.120%	\$1,513	\$134,800
Holmes County	37	1.110%	\$2,802	\$251,800
Morrow County	38	1.100%	\$2,208	\$200,800
Ottawa County	39	1.090%	\$2,181	\$200,700
Paulding County	40	1.090%	\$1,382	\$126,800
Seneca County	41	1.090%	\$1,489	\$136,200
Vinton County	42	1.090%	\$1,432	\$131,700
Mercer County	43	1.080%	\$2,249	\$208,600
Preble County	44	1.080%	\$1,841	\$171,100
Tuscarawas County	45	1.080%	\$1,910	\$176,800
Columbiana County	46	1.070%	\$1,488	\$139,100
Knox County	47	1.070%	\$2,345	\$218,300
Scioto County	48	1.070%	\$1,417	\$132,300
Sandusky County	49	1.060%	\$1,621	\$152,500

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All Ohio Counties	Effective Rate Ranking	Effective Rate	Median Tax	Median Housing Value
Huron County	50	1.050%	\$1,664	\$158,900
Logan County	51	1.050%	\$1,947	\$186,200
Madison County	52	1.050%	\$2,437	\$231,400
Champaign County	53	1.040%	\$1,938	\$186,300
Harrison County	54	1.040%	\$1,226	\$118,000
Pickaway County	55	1.030%	\$2,438	\$235,700
Ashland County	56	1.020%	\$1,787	\$175,900
Guernsey County	57	1.010%	\$1,561	\$154,100
Hocking County	58	1.010%	\$1,748	\$172,300
Jefferson County	59	1.010%	\$1,220	\$120,600
Miami County	60	1.010%	\$2,106	\$209,200
Shelby County	61	1.010%	\$1,919	\$190,300
Gallia County	62	1.000%	\$1,351	\$135,000
Hancock County	63	1.000%	\$1,966	\$196,500
Belmont County	64	0.990%	\$1,420	\$143,000
Ross County	65	0.990%	\$1,577	\$158,500
Marion County	66	0.980%	\$1,432	\$146,200
Meigs County	67	0.980%	\$1,117	\$113,400
Putnam County	68	0.980%	\$1,870	\$191,600
Carroll County	69	0.970%	\$1,688	\$174,500
Coshocton County	70	0.970%	\$1,378	\$142,300
Van Wert County	71	0.970%	\$1,327	\$137,300
Auglaize County	72	0.960%	\$1,756	\$182,000
Fayette County	73	0.960%	\$1,561	\$162,200
Washington County	74	0.960%	\$1,665	\$174,100
Jackson County	75	0.950%	\$1,339	\$140,400
Muskingum County	76	0.950%	\$1,609	\$170,100
Clinton County	77	0.940%	\$1,816	\$192,800
Highland County	78	0.940%	\$1,475	\$157,000
Darke County	79	0.930%	\$1,572	\$169,100
Perry County	80	0.930%	\$1,656	\$178,300
Morgan County	81	0.910%	\$1,216	\$134,200
Wyandot County	82	0.890%	\$1,417	\$159,500
Lawrence County	83	0.880%	\$1,193	\$135,600
Monroe County	84	0.870%	\$1,148	\$132,000
Pike County	85	0.850%	\$1,269	\$148,500
Adams County	86	0.830%	\$1,303	\$157,500
Brown County	87	0.830%	\$1,497	\$181,100
Noble County	88	0.790%	\$1,178	\$149,300

Source: Taxbycounty.org

[Ohio Property Tax Rates by County — 1.18% Avg \[2026\] | TaxByCounty](#)