

Cuyahoga Has One of Highest Property Tax Rates in Ohio

James M. Trutko

Cuyahoga County has one of the highest effective 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 Ohio, or about double the state median. 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.

Cuyahoga's Property Tax Rate is About Double Ohio's Median Rate

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

The property tax rates of the top 20 counties are listed in the following table. The effective property tax rates of the surrounding counties are: Lake-1.7%; Summit-1.54%; Geauga-1.49%; Lorain-1.44%; Portage-1.3%; Medina-1.29%.

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
Gauga 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

Trutko for Cuyahoga Council

Work Smarter. No New Taxes. Provide Better Services. Grow Jobs.

The effective tax rates of all local tax districts in Cuyahoga County are substantially above the state average.

West Shore Effective Tax Rates (2025)		
Tax District	Resid Effective Tax Rate as % of Value	Comm/ Indus Rate as % of Value
Bay Village	2.38%	3.52%
Fairview Park	2.31%	3.48%
Fairview Park/Berea	2.01%	3.04%
Fairview Park/Rocky River	2.02%	3.37%
N Olmsted/Olmsted Falls	2.28%	3.03%
North Olmsted	2.37%	3.75%
Rocky River	1.93%	3.26%
Westlake	1.64%	2.38%
Cuyahoga Median	2.03%	3.04%

Area	Tax District	Resid Effective Tax Rate as % of Value	Comm/ Indus Rate as % of Value	Area	Tax District	Resid Effective Tax Rate as % of Value	Comm/ Indus Rate as % of Value
CHAG VAL	Bentleyville	2.14%	2.94%	NE	Bratenahl	2.26%	3.67%
CHAG VAL	Chagrin Falls Tnsp	1.97%	2.80%	NE	East Cleveland	2.09%	3.48%
CHAG VAL	Chagrin Falls Village	2.13%	3.02%	NE	Euclid	2.18%	3.38%
CHAG VAL	Gates Mills	2.25%	3.34%	NE	Richmond Hts.	2.41%	3.30%
CHAG VAL	Glenwillow	1.91%	3.01%	NE	Richmond Hts./S. Euclid	2.71%	4.12%
CHAG VAL	Highland Hts.	2.25%	3.24%	S/PARMA	Brook Park	1.75%	2.75%
CHAG VAL	Hunting Valley	2.14%	3.07%	S/PARMA	Brook Park/Cleveland	2.05%	3.34%
CHAG VAL	Moreland Hills/Chagrin Falls	2.27%	3.12%	S/PARMA	Brooklyn	2.30%	3.00%
CHAG VAL	Moreland Hills/Orange	1.98%	2.89%	S/PARMA	Brooklyn Hts.	1.65%	2.54%
CHAG VAL	Orange	1.86%	2.78%	S/PARMA	Brooklyn Hts./Parma	1.70%	2.44%
CHAG VAL	Orange/Warrensville	2.02%	3.10%	S/PARMA	Cuyahoga Hts.	1.65%	2.54%
CHAG VAL	Pepper Pike	1.90%	2.85%	S/PARMA	Linndale	1.99%	3.27%
CHAG VAL	Pepper Pike/Beachwood	1.97%	2.86%	S/PARMA	Newburgh Hts.	2.50%	4.21%
CHAG VAL	Solon	1.92%	3.02%	S/PARMA	Parma	1.77%	2.55%
CHAG VAL	Solon/Orange	1.76%	2.66%	S/PARMA	Parma Hts.	1.91%	2.67%
CLE	Cleveland	2.30%	3.62%	S/PARMA	Seven Hills	1.91%	2.71%
CUYA VAL	Brecksville	1.86%	2.74%	SE	Bedford	2.49%	3.46%
CUYA VAL	Broadview Hts.	1.91%	2.81%	SE	Bedford Hts.	2.49%	3.47%
CUYA VAL	Broadview Hts./North	2.03%	2.48%	SE	Bedford Hts./Orange	2.32%	3.30%
CUYA VAL	Independence	1.62%	2.07%	SE	Garfield Hts.	2.61%	3.15%
CUYA VAL	North Royalton	1.91%	2.36%	SE	Garfield Hts./Cleveland	2.70%	4.06%
CUYA VAL	North Royalton/Brecksville	1.79%	2.68%	SE	Highland Hills Village	2.19%	3.32%
CUYA VAL	Valley View	1.70%	2.62%	SE	Maple Hts.	2.47%	3.18%
CUYA VAL	Walton Hills	1.92%	2.82%	SE	North Randall	1.91%	2.98%
HGTS	Beachwood	1.76%	2.59%	SE	Oakwood	1.94%	2.83%
HGTS	Beachwood/Warrensville	1.85%	2.92%	SE	Warrensville Hts.	1.96%	3.08%
HGTS	Cleveland Hts.	2.86%	4.64%	SE	Warrensville/Orange	1.80%	2.75%
HGTS	Cleveland Hts./East Cleveland	2.08%	3.47%	SW	Berea	1.97%	3.04%
HGTS	Cleveland/Shaker Hts.	3.58%	5.08%	SW	Berea/Olmsted Falls	2.26%	3.05%
HGTS	Lyndhurst	2.63%	4.00%	SW	Cleveland/Berea	2.00%	3.03%
HGTS	Mayfield Hts.	2.22%	3.25%	SW	Middleburg Hts.	1.75%	2.76%
HGTS	Mayfield Village	2.03%	3.03%	SW	Olmsted Falls	2.15%	2.93%
HGTS	Shaker Hts.	3.50%	4.99%	SW	Olmsted Falls/Berea	1.83%	2.88%
HGTS	South Euclid	2.76%	4.24%	SW	Olmsted Township	2.40%	3.27%
HGTS	South Euclid/Cleveland Hts	2.96%	4.86%	SW	Strongsville	1.64%	2.54%
HGTS	University Hts.	2.88%	4.67%		Cuyahoga Median	2.03%	3.03%
HGTS	Woodmere	1.78%	2.68%		Cuyahoga Average	2.14%	3.18%
LKWD	Lakewood	2.24%	3.45%				