Strongsville GOP
Property Tax Townhall Meeting
Relief, Reform, or Repeal?

June 30, 2026

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WHY DID MY PROPERTY TAX BILL GO UP?

Forty years of Ohio property taxes, adjusted for inflation to 2026 dollars

1986 actual property taxes

$14.4B

statewide, adjusted for inflation

Latest actual charges

$24.9B

TY 2024 / CY 2025, adjusted

Real growth

+73%

after inflation

All dollar figures adjusted to 2026 dollars using CPI-U unless noted.

The question every homeowner understands

“If I own my home, why does it feel like I’m still paying rent to the government?”

- The property tax bill comes every year.
- The bill keeps getting heavier, even after inflation.
- The frustration is not hard to understand: homeowners are being asked for more real dollars from a system most people never had explained to them.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Start with the number that matters: Actual taxes charged

Statewide property taxes charged

$24.9B

TY 2024 / CY 2025, adjusted to 2026 dollars

This is the after-reduction number — the amount Ohio's property-tax system actually charged statewide.

- It includes real property taxes and public utility tangible personal property taxes.
- Real property owners were charged about $22.3B in 2026 dollars.
- This deck uses actual taxes charged — not the higher pre-reduction gross levy — for all taxpayer comparisons.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Forty years later, the real bill is much larger

1986

$14.4B

actual property taxes charged statewide

Latest

$24.9B

actual property taxes charged statewide

Increase after inflation

+73%

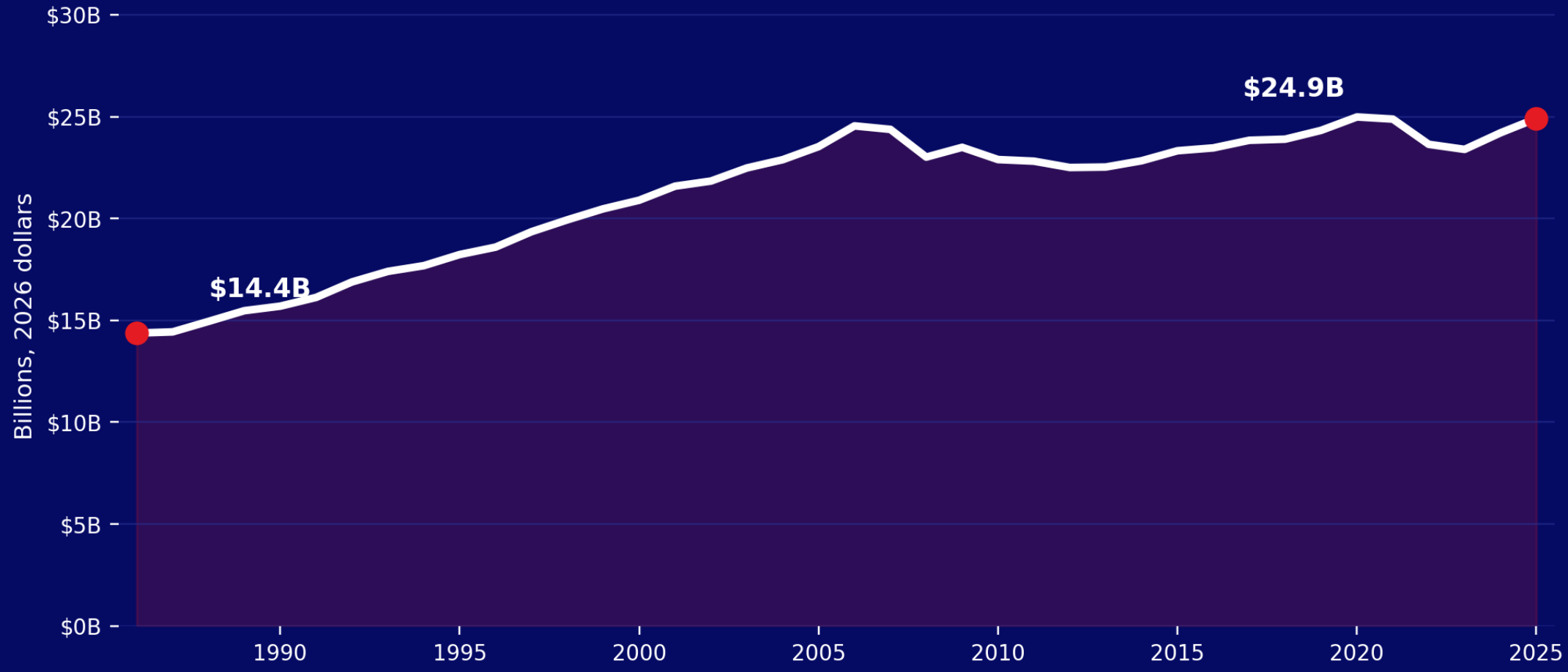
more real dollars flowing through property taxes

This is not a story about prices going up. Inflation has already been removed. Ohio’s property-tax system is taking far more real dollars than it did forty years ago.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

The climb did not happen overnight

Actual statewide property taxes charged, adjusted for inflation



All dollar figures adjusted for inflation to 2026 dollars unless noted.

This was not caused by Ohio adding lots of people

Actual property taxes charged

+73%

after inflation, 1986 to latest

Ohio population

+11%

1986 to 2025

Property taxes per resident

+56%

after inflation

If the tax increase were mostly about population, the population line would look like the tax line. It does not.

The heavier bill came from more government revenue being raised per Ohioan.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

What changed in Columbus

Ohio removed business equipment and inventory from the local property-tax base

2005

H.B. 66 tax reform begins the phase-out of business tangible personal property taxes.

2006–2010

Local governments and schools enter a “hold-harmless” period for lost revenue.

2009 / 2011

For most businesses, the tax is gone by 2009; telephone and telecom property follows by 2011.

2012–2018

Replacement payments begin winding down, with final payments scheduled in 2018.

That explains the dip: one tax was removed from the property-tax base while the state temporarily protected local budgets.

Sources: Ohio Dept. of Taxation, Tangible Personal Property Tax Changes in H.B. 66; Ohio Dept. of Taxation, Property Tax — Tangible Personal Property.

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Then the backfill faded

The state lowered part of the local property-tax bill, but later sent less support back home

Replacement payments shrink
The state backfill that protected local budgets began phasing down.

→

LGF share falls
The Local Government Fund dropped from the pre-2011 share to a much lower current share.

→

Local budgets remain
Schools, counties, cities, townships, and districts still needed operating dollars.

→

Homeowners feel it
The pressure returns through levies, valuations, and local tax requests.

LGF share
3.68%
to
1.75%
pre-2011 to current

That is the bridge from the mid-2000s dip to today's anger: the local cost did not go away — more of it landed back on local taxpayers.

Sources: Ohio Dept. of Taxation H.B. 66 and TPP replacement-payment materials; Ohio Auditor/Ohio Dept. of Taxation LGF overview; Ohio Municipal League LGF summary.

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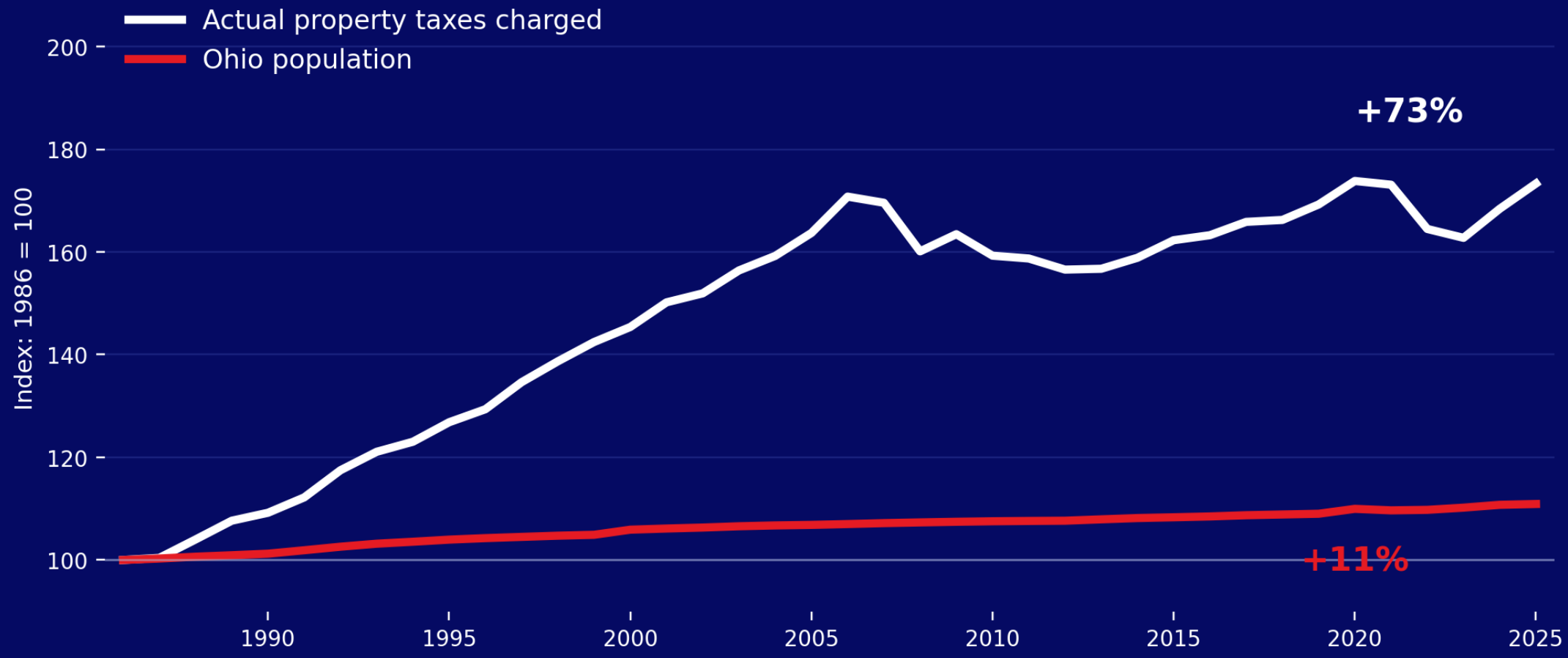
The tax line rose. The population line barely moved.



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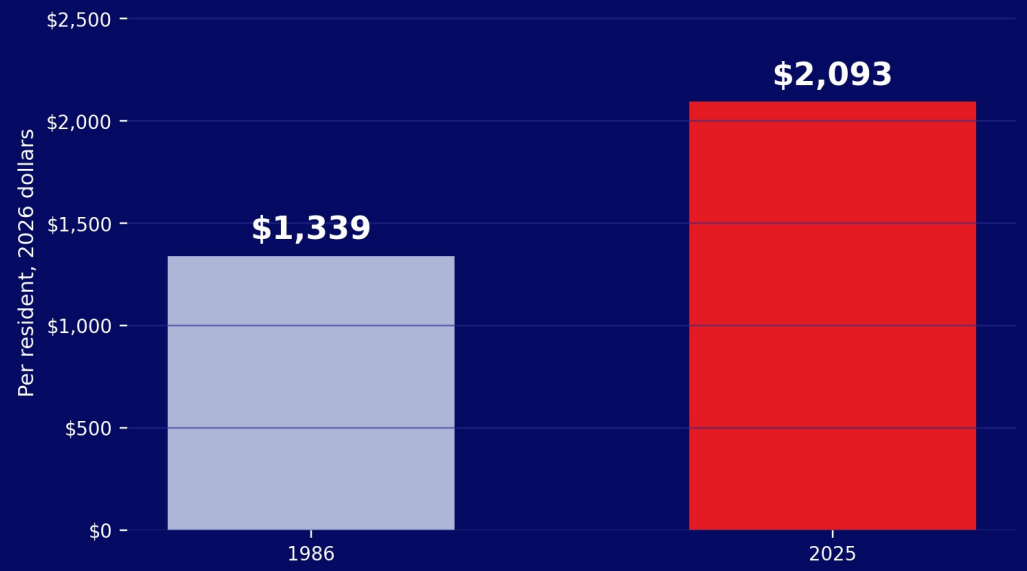
Per Ohioan, the property-tax load got heavier



Adjusted for inflation, the statewide property-tax charge per resident rose from about $1,340 in 1986 to about $2,093 today.

- That is a much heavier load per person.
- It is why the issue feels personal, not abstract.
- It also explains why “population growth” cannot carry the blame.

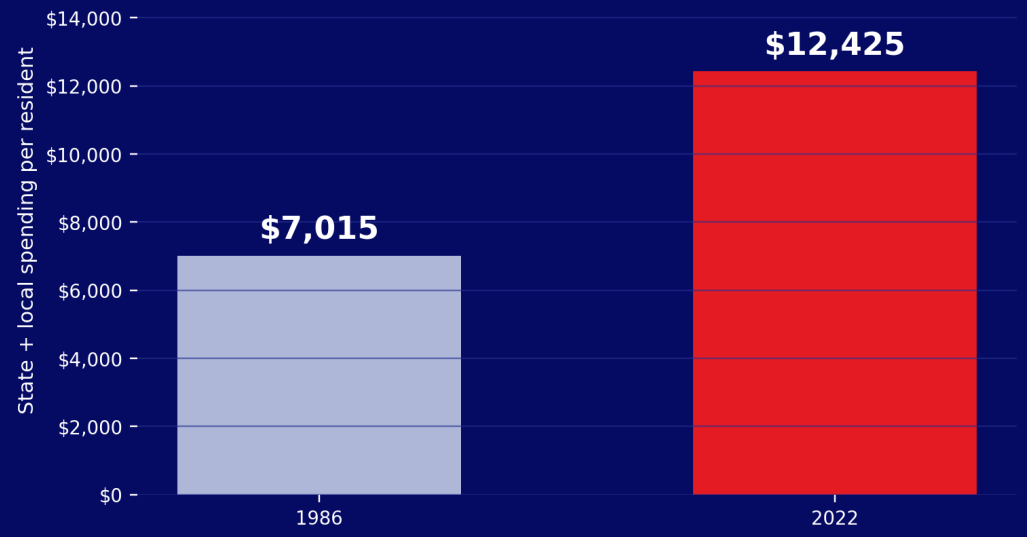
Increase per resident

+56%

after inflation

All dollar figures adjusted for inflation to 2026 dollars unless noted.

The property-tax problem sits inside a bigger spending story



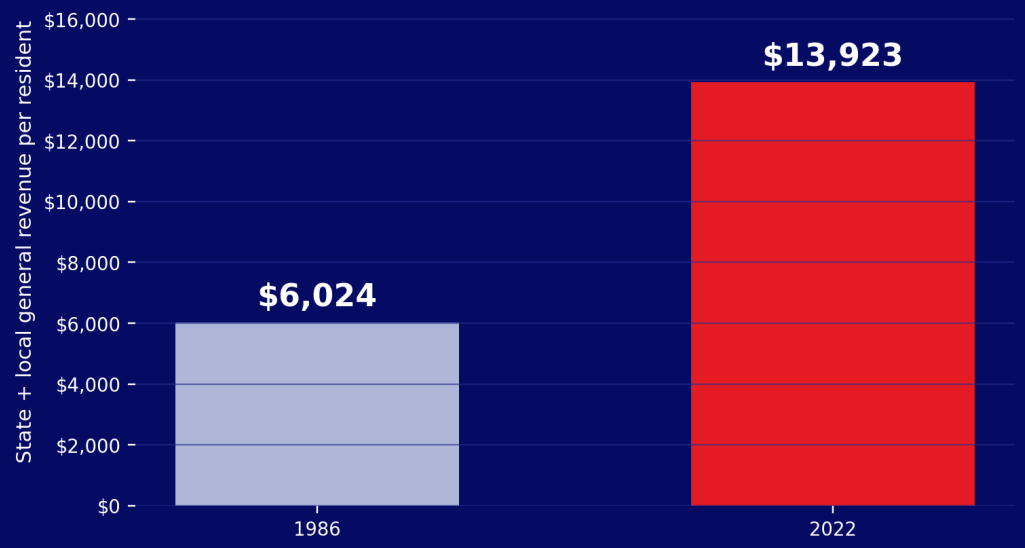
State and local government spending per Ohioan also rose sharply after inflation.

- 1986: about $7,015 per resident.
- 2022: about $12,425 per resident.
- That is about +77% per person after inflation.

A tax bill cannot be separated from what government spends.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Revenue grew too — not just property taxes



Ohio's combined state and local general revenue per resident is also much higher than it was forty years ago.

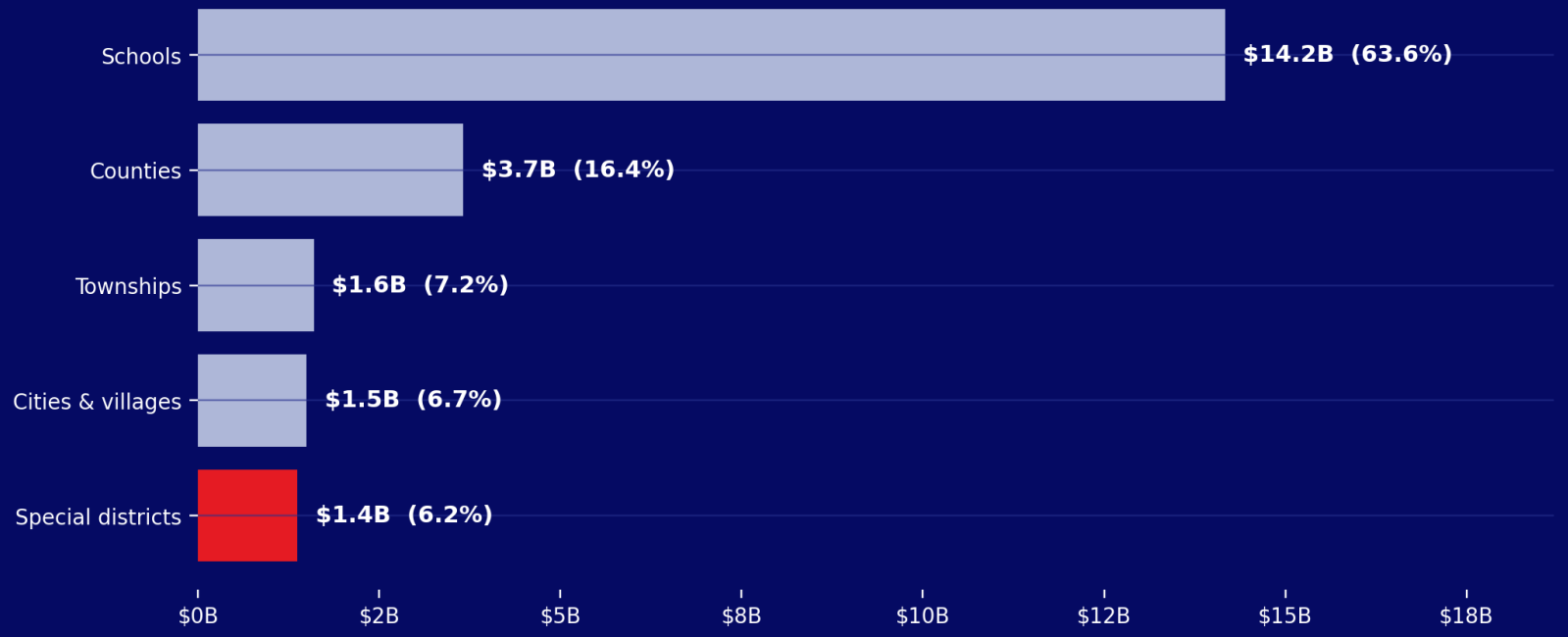
- 1986: about $6,024 per resident.
- 2022: about $13,923 per resident.
- That is about +131% per person after inflation.

The state did not stop collecting and spending. Local taxpayers simply carried more pressure through local tax systems.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Most real property taxes flow to schools

TY 2024 real property taxes charged, adjusted to 2026 dollars



School districts

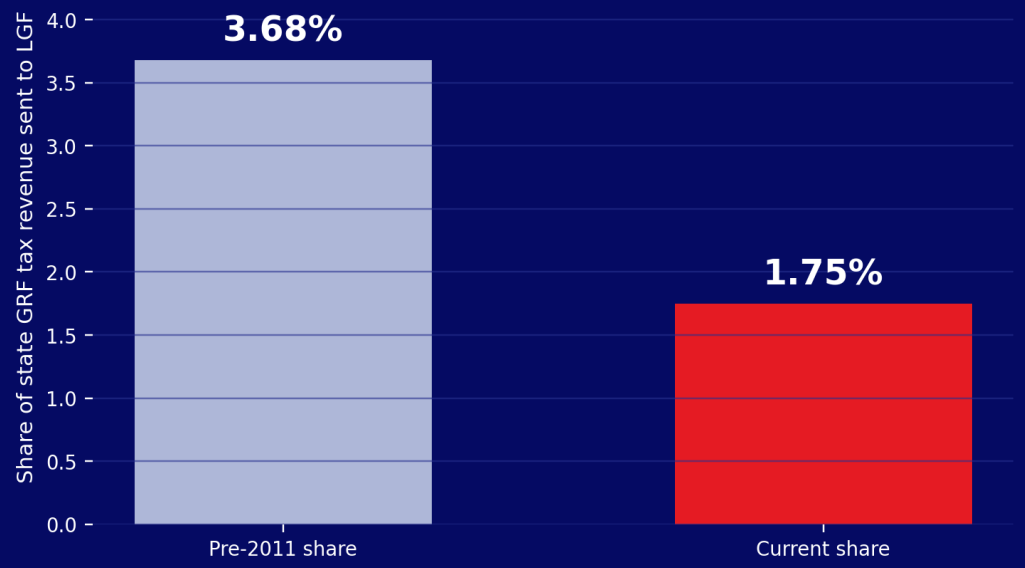
63.6%

of Ohio real property taxes charged

That is why school funding dominates the property-tax debate. Homeowners feel the bill locally because much of it is funding local schools.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

The state shifted more pressure back to local taxpayers



Ohio’s Local Government Fund used to send a much larger share of state tax revenue back to local governments.

- Before the 2011 state budget reductions, the LGF share was 3.68% of state GRF tax revenue.
- Today, the LGF share is 1.75%.
- When state revenue sharing falls, local governments and voters face more pressure to raise money locally.

That local pressure often shows up as property-tax levies.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

HB 920 is why the “gross levy” is not the homeowner bill

Gross levy before reductions

$42.2B

the sticker price

Taxes charged after reductions

$24.9B

the invoice

Ohio applies tax-reduction factors to many levies. That reduction system lowers the gross levy to the net taxes charged.

- This is the only place in this presentation the gross levy appears.
- Every taxpayer comparison in this deck uses actual taxes charged after reductions.
- HB 920 slows some automatic growth, but it does not stop new levies, replacement levies, emergency levies, inside millage, debt levies, new construction, or local spending choices.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Why bills still rise anyway

Rising values

Higher valuations change the base even when rates are adjusted.

New and replacement levies

Voters are repeatedly asked to add or renew local revenue.

State-local shift

Less state revenue sharing puts more pressure on local sources.

Spending growth

Bigger budgets require bigger revenue streams.

The bill is not rising because of one magic line on one form. It rises because the whole system keeps asking local taxpayers for more.

All dollar figures adjusted for inflation to 2026 dollars unless noted.

Relief, reform, or repeal?

Ohio voters are now being asked to think seriously about the future of property taxes.

- Relief asks: how do we reduce the bill now?
- Reform asks: how do we stop the system from growing without control?
- Repeal asks: should Ohio end property taxes on real property entirely?

The first step is understanding how the bill got this large.

Sources

Official and public data behind the presentation

- Ohio Department of Taxation, Table TS-1: Property Taxes — Net Taxes Levied Annually, Tax Years 1970–2023.
- Ohio Department of Taxation, Table PD-23, Tax Year 2024 / Calendar Year 2025 Collection: Gross taxes levied, taxes charged, and taxable value by county.
- Ohio Legislative Service Commission, “Repeal of real property taxes,” Sept. 16, 2025.
- BLS CPI-U, All items, U.S. city average; 2026-dollar adjustment uses the latest available CPI-U index shown for May 2026.
- U.S. Census Bureau population estimates and 1986 Government Finances, Tables 17 and 23.
- Urban-Brookings Tax Policy Center / Urban Institute State Fiscal Brief for Ohio, using Census state and local finance data.
- Ohio Auditor / Ohio Department of Taxation Local Government Fund overview; Ohio Municipal League LGF summary.
- Ohio Administrative Code Rule 5703-25-45, tax reduction factors.

Figures are rounded for presentation; source workbooks retained for audit trail.