Trutko for Cuyahoga Council

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

Cuyahoga County consistently has one 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.

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

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.

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 Bienniel Budget