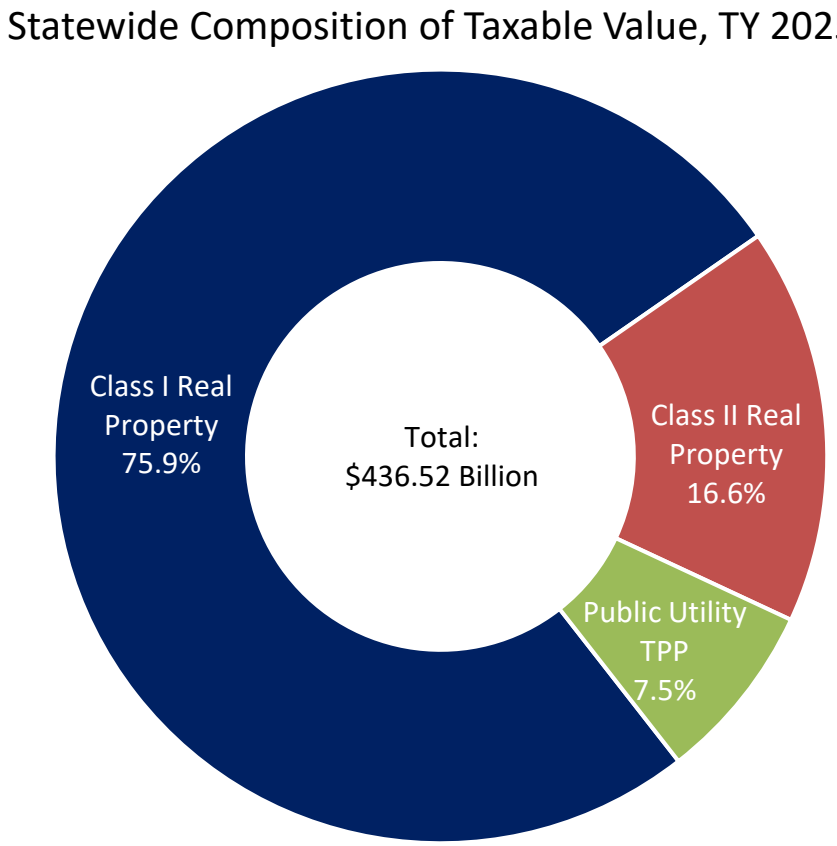
School District Taxable Property Values

Residential and agricultural property comprise the bulk of state total taxable value

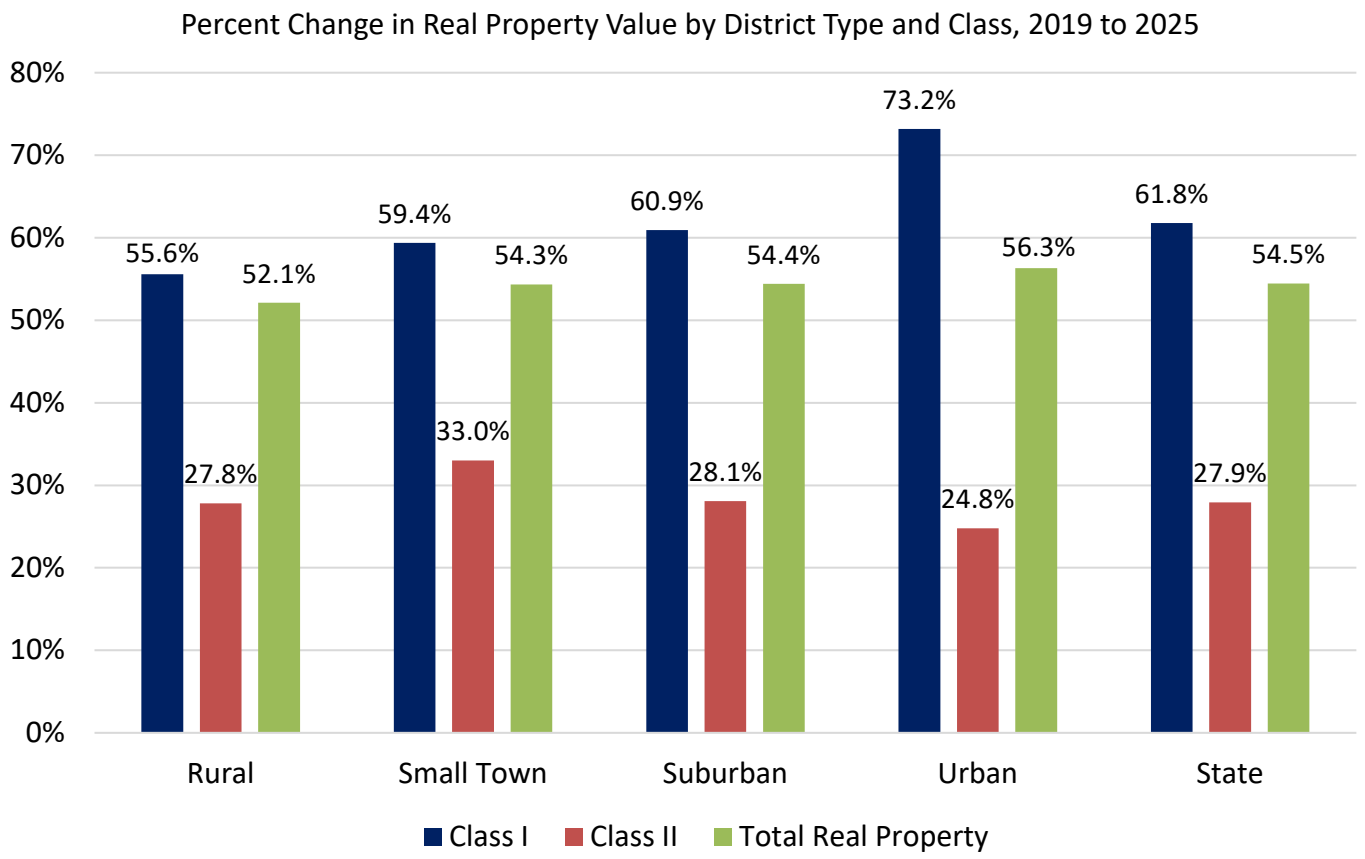


Source: Ohio Department of Taxation

- Class I real property value: $331.30 billion (75.9%).
  - Residential value: $306.39 billion (70.2%).
  - Agricultural value: $24.91 billion (5.7%).
- Class II real property value: $72.38 billion (16.6%).
  - Commercial value: $55.52 billion (12.7%).
  - Industrial value: $15.09 billion (3.5%).
  - Mineral and railroad value: $1.78 billion (0.4%).
- Public utility tangible personal property (PUTPP) value: $32.83 billion (7.5%).
  - Includes property used for production, transmission, and distribution.
- Taxable property value composition varies by school district.

Taxable Property Value Composition by District Type, TY 2025				
Type	**% Res.**	**% Agr.**	**% Class II**	**% PUTPP**
Rural	50.8%	22.1%	8.5%	18.6%
Small Town	67.7%	8.7%	15.1%	8.6%
Suburban	79.3%	1.0%	15.9%	3.7%
Urban	67.6%	0.2%	26.1%	6.2%

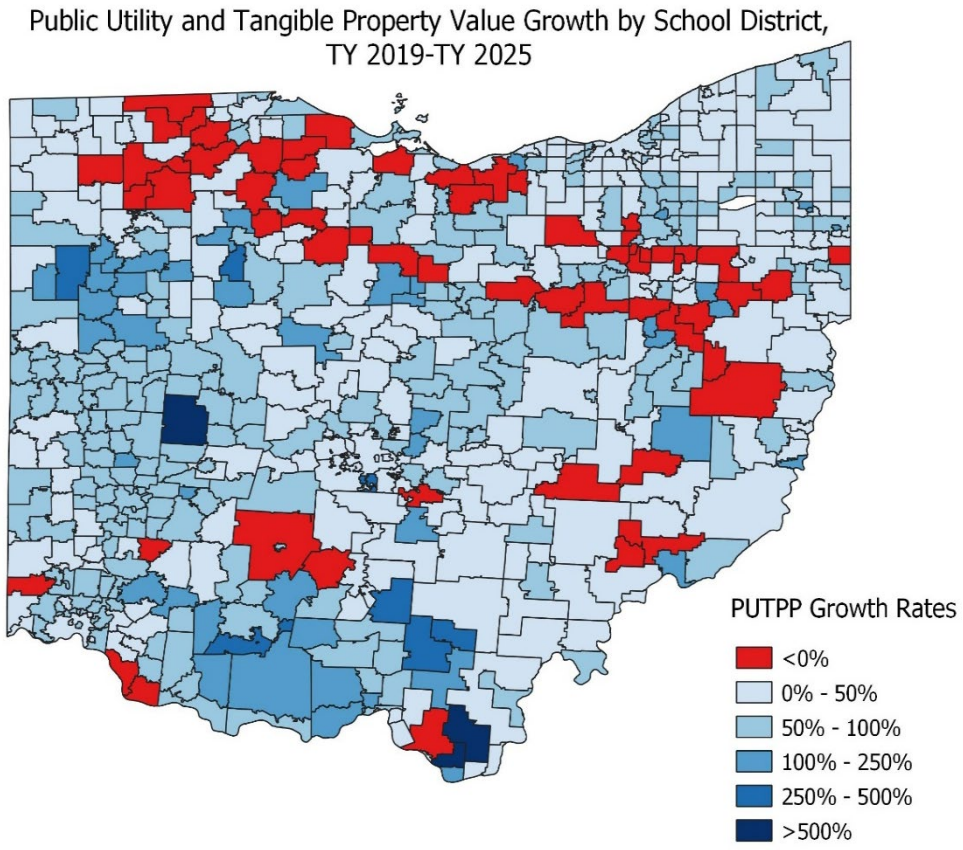
Urban real property values have grown the fastest since 2019



Source: Ohio Department of Taxation

- All school district types have gained real property value since 2019. Statewide, real property value increased 54.5%.
- Values increased the fastest in urban districts, at 56.3%.
- Statewide, residential property values increased faster than any other property type (63.6%).
  - This increase was most substantial in urban districts, where residential values increased by 73.3%. Rural, small town, and suburban residential property values each increased by between 61% and 63%.
  - Agricultural property values, which make up Class I property along with residential properties, increased by 42.2%.
  - Class II property types each increased at a lower rate: industrial at 40%, railroad at 35%, commercial at 26%, and mineral at 7%.
- County auditors reappraise real property values every six years and update values in the third year following each reappraisal.

Public utility tangible personal property values have grown rapidly in western and southern regions



Source: Ohio Department of Taxation

- PUTPP values grew between 2019 and 2025, increasing by 30.1% statewide.
- In general, this value grew fastest in southern Ohio (such as Dawson-Bryant Local (776%) and Symmes Valley Local (627%) school districts in Lawrence County), and western Ohio (such as Graham Local School District (727%) in Champaign County). High growth districts are shaded in darker blues in the adjacent map.
- Urban and suburban districts saw the largest increases, at 48.2% and 41.7%, respectively, while small town and rural districts grew at 26.4% and 20.3%, respectively.
- 57 districts lost PUTPP value since 2019 (shaded in red).
  - Some have coal-fired or nuclear power plants in their territory.
  - Examples: Fort Frye Local in Washington County (-17.9%), New Richmond Exempted Village (-12.8%) in Clermont County, Felicity-Franklin Local (-11.4%) in Clermont County, and Benton-Carroll-Salem Local (-9.8%) in Ottawa County.
- Many districts along the paths of Nexus and Rover pipelines, which run across northern Ohio and carry natural gas from shale production areas to markets in the U.S. and Canada, saw decreasing values.
  - These districts saw a sharp jump in PUTPP value upon pipeline completion in 2017 and 2018, but values have since declined, largely because of depreciation.
- Unlike existing real property, taxes on PUTPP value are not affected by tax reduction factors; taxes on this property grow at the same rate as property values grow.