

**ESTIMATED REAL ESTATE TAX REVENUE
OAKWOOD COMMONS
SOUTH EUCLID, OHIO**

\$45,000,000 VALUATION

| REAL ESTATE TAXES | | |
|---|--|-------------------|
| 3.97% Tax as a Percentage of Market | | \$ 1,786,500.00 |
| 67.50% to CHTS/University Hts School District | | \$ (1,205,887.50) |
| 11.55% to City of South Euclid | | \$ (206,340.75) |
| 15.59% to Cuyahoga County | | \$ (278,515.35) |
| 5.36% to Library system | | \$ (95,756.40) |
| 100.00% | | \$ - |

\$40,000,000 VALUATION

| REAL ESTATE TAXES | | |
|---|--|-------------------|
| 3.97% Tax as a Percentage of Market | | \$ 1,588,000.00 |
| 67.50% to CHTS/University Hts School District | | \$ (1,071,900.00) |
| 11.55% to City of South Euclid | | \$ (183,414.00) |
| 15.59% to Cuyahoga County | | \$ (247,569.20) |
| 5.36% to Library system | | \$ (85,116.80) |
| 100.00% | | \$ - |

SOUTH EUCLID/CLEVELAND HTS.

STATE TAX CODE: 640

PARCEL RANGE: Begins with: 704-22-001 and ends with: 710-99-999
- -

FULL VOTED 2010 TAX RATE: 176.10 mills

RESIDENTIAL TAX RATES

| | |
|--|----------|
| Tax reduction factor: | 0.424952 |
| Effective tax rate (on bill): | 101.27 |
| Effective tax rate after rollbacks: | 88.61 |
| Annual tax as a percent of market value: | 3.10% |

COMMERCIAL & INDUSTRIAL TAX RATES

| | |
|--|----------|
| Tax reduction factor: | 0.355943 |
| Effective tax rate (on bill): | 113.42 |
| Annual tax as a percent of market value: | 3.97% |

DISTRIBUTION OF TAX DOLLARS

| | <u>Residential</u> | <u>Commercial/Industrial</u> |
|-----------------------|--------------------|------------------------------|
| Schools | 63.51% | 67.50% |
| City/Village/Township | 12.94% | 11.55% |
| Cuyahoga County | 17.95% | 15.59% |
| Library | 5.59% | 5.36% |

LEVIES EFFECTIVE THIS TAX YEAR

Cuyahoga Community College Levy
City Road Improvement

COST OF NEW LEVIES AS A PERCENT OF MARKET VALUE

| | |
|----------------|---------|
| School levies: | 0.000% |
| City levies: | 0.0000% |
| County levies: | 0.0146% |
| Library levy: | 0.0347% |

Total cost of new levies as a % of market value: 0.0493%