



# City of Independence, Ohio

"THE HEART OF CUYAHOGA COUNTY"

6800 BRECKSVILLE ROAD

INDEPENDENCE, OHIO 44131

(216) 524-4131

## MEMORANDUM

To: Mayor Gregory P. Kurtz  
Members of Council

From: Finance Director Vernon Blaze

Date: January 15, 2021

Re: Finance Department Updates

### **Municipal Income Tax Revenue (MITR)**

January's MITR is off to a slow start. But this office always preaches that one month's MITR, either real high or real low, is usually nothing to get too excited about on the upside or too worried about on the downside. Multi-month trends are what we watch, which are a better indicator of overall business activity and employment levels in the community.

Following are the January MITR amounts for the last five years plus this year:

<b><u>January</u></b>	<b><u>MITR</u></b>	<b><u>+ - Previous</u></b>
2021	\$2,373,698	(\$660,708)
2020	\$3,034,406	\$280,573
2019	\$2,753,833	( 3,453)
2018	\$2,757,286	\$398,687
2017	\$2,358,599	\$ 52,742
2016	\$2,305,857	

### **Property Rates of Taxation – Cuyahoga County**

First-Half 2020 Property Tax Bills have finally been received in Cuyahoga County, although they have been available online since late December.

Included in those tax bills was a form that lists each city, village and township in Cuyahoga County along with Voted Tax Rates (like a Gross Tax Rate) and Effective Tax Rates (after various credits and reductions) for both Residential and Commercial/Industrial properties.

The Effective Rates are important, as they determine how much both residential and commercial property owners pay in property taxes. Six taxing districts in Cuyahoga County have Effective Residential Tax Rates above \$125.00: Cleveland Heights, Garfield Heights, Shaker Heights, a



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## Property Rates of Taxation – Cuyahoga County Continued

part of South Euclid that is in the Cleveland Heights School District, University Heights, and a small part of Cleveland that is in the Shaker Heights School District.

**Independence's Effective Residential Tax Rate? \$61.65**, less than half of those six taxing districts noted above!

Following is a table that lists Independence's Effective Residential and Commercial/Industrial Tax Rates as well as the same for some nearby, adjacent and/or competing communities:

<u>Community</u>	<u>Effective Residential Tax Rate</u>	<u>Effective Commercial/Industrial Tax Rate</u>
Independence	\$61.65	\$63.25
Beachwood	\$71.18	\$80.80
Brecksville	\$76.01	\$84.20
Broadview Heights	\$77.65	\$86.20
Brooklyn Heights	\$58.95	\$63.44
Cuyahoga Heights	\$58.95	\$63.44
Seven Hills	\$88.40	\$92.69
Valley View	\$61.08	\$65.58
Walton Hills	\$70.07	\$82.04
Westlake	\$66.71	\$71.87

Independence's:

- Central location within Cuyahoga County
  - Excellent Interstate access to the north, south, east and west
- Low residential and commercial/industrial property tax rates
- High level of city services
- Breath and quality of well-maintained public amenities (Parks, Buildings, etc.)
- Well-regarded school district
- Expansive business districts that provide a high level of local income taxes, and
- Infrastructure (roads, sewers, sidewalks, etc.) that is constantly being reinvested in

have always combined to be compelling competitive advantages, resulting in Independence being a ***“premier community in which to live, work, visit and raise a family.”***

The key will be maintaining all of the above-noted competitive advantages going forward while facing all of the world's challenges head-on. Time to roll up the sleeves and ***“get ‘er done!”***