



CASE WESTERN RESERVE  
UNIVERSITY  
Jack, Joseph and Morton Mandel  
School of Applied Social Sciences

Center on Poverty and  
Community Development



neocando

NORTHEAST OHIO  
COMMUNITY AND NEIGHBORHOOD  
DATA FOR ORGANIZING

## Property Data Indicators

### I. Definitions

#### - Foreclosure Filings

**Foreclosure filings** represent the beginning of the foreclosure process in Ohio, when a lender files a complaint about a delinquent homeowner. Complaints are filed with the Cuyahoga County Common Pleas Court. Information about foreclosure filings is obtained from the Cuyahoga County Common Pleas Court.

**Number** represents the number of foreclosure filings in a given year. Parcels are unduplicated, meaning a given parcel is only counted once, even if there are more than one foreclosure filing on that parcel during a given year. It includes residential parcels only.

**Percent** represents the total number of parcels that have had a foreclosure filing in a given year divided by the total number of parcels in the area and multiplied by 100.

$$\frac{\text{Parcels with foreclosure filing}}{\text{Total parcels}} \times 100$$

#### - Sheriff Deeds

**Sheriff deeds** represent the end of the foreclosure process. A sheriff deed is granted when a foreclosure has been filed on a property, the homeowner is found in breach of contract, the home is ordered to be sold at sheriff sale and is purchased. Information is from the Cuyahoga County Fiscal Office.

**Number** represents the number of sheriff deeds in a given year. It includes residential properties only.

**Percent** represents the total number of sheriff deeds in a given year divided by the total number of properties in the area and multiplied by 100.

#### **- Number of Residential Armslength Sales**

**Armslength** is all sales except those transferred at Sheriff sale, purchased by a bank or federal agency, or recorded with a zero price.

**Non-tainted parcels** are parcels with no history of foreclosure.

**Number of residential sales** refers to all types of armslength sales by property type, as described below. Information is from the Cuyahoga County Fiscal.

**Single-family homes** refers to a property classified by the Cuyahoga County Fiscal Office as single-family, or housing one family.

**Multi-family homes** refers to a property classified by the Cuyahoga County as two-family and three-family, or housing two to three families.

**Condominiums** refers to a property classified by the Cuyahoga County as a condominium.

#### **- Median Value of Residential Armslength Sales**

**Median value of residential sales** refers to the value of residential homes of armslength sales in a given area. The median divides the total frequency into two equal parts. Half of the distribution has a value above the median and half of the distribution has a value below the median. Sales prices of residential properties, from the Cuyahoga County Fiscal Office, within a given area are used to calculate this amount.

**Median sales price, single-family** refers to the median sales price of single family homes only, in a given area.

**Median sales price, multi-family** refers to the median sales price of two-family and three-family homes, in a given area.

**Median sales price, condominium** refers to the median sales price of condominiums only, in a given area.

#### **- Median Value Single-Family Homes**

**Single-family homes, number** refers to the number of single-family homes only – this does not include two-family homes, three-family homes, or condominiums.

**Median value of single-family homes** refers to the value of single-family homes. The median divides the total frequency into two equal parts. Half of the distribution has a value above the median and half of the distribution has a value below the median. The market value of the property is used in calculating the median value. The market value includes both exempted (properties with some tax abatement) and taxable portions of the land and building value of the property. Market value is computed as the assessed land value + assessed building value divided 0.35. Information is from the Cuyahoga County Fiscal Office.

#### **- Tax Reduction**

**Properties with 2.5% tax reduction** represents the number of properties that claim the 2.5% property tax reduction in a given area. A homeowner has to both own and occupy the property in order to apply for this reduction. Information is from the Cuyahoga County Fiscal Office.

**Properties with Homestead tax reduction** represents the number of properties that claim the Homestead Exemption in a given area, which allows senior and permanently disabled individuals in Ohio to exempt \$25,000 of the market value of their home from all local property taxes. Information is from the Cuyahoga County Fiscal Office.

#### **- Parcels by Property Class**

**Parcels by Property Class** represent the number of parcels in a given area, by each type of parcel. Information is from Cuyahoga County Fiscal Office. Types of parcels are described below.

**Residential parcels** include all parcels of land with single-family, two-family, three-family, four-family, condominiums, and mobile homes.

**Apartment building parcels** include parcels of land with apartment buildings, row housing and subsidized housing. (NOTE: The Cuyahoga County Fiscal Office defines parcels with apartment buildings on them as a Commercial Class).

**Commercial parcels** (excludes apartments) include land with retail businesses, hotels, restaurants, and offices on them.

**Industrial parcels** include parcels with manufacturing and transportation facilities, utility service facilities and large food processing plants on them.

**Land banked parcels** include those that are non-buildable (frontages less than 40-ft.), as well as those that are tax-delinquent, foreclosed, and added to a municipality's supply (or "bank") of land. Sometimes, multiple land banked parcels are combined for new development projects, especially if the parcels are in close proximity to each other. .

**Exempt parcels** include parcels with that are owned by USA, state of Ohio, municipalities and townships, boards of education, private colleges, charitable organizations, churches, graveyards, cemeteries, and selected tax abated properties (land use codes include 6000 – 6990 and 7100 – 7990).

**Utility parcels** include parcels with electric companies, natural gas companies, telephone companies, railroads, and water works companies.

**Other parcels** include those with agricultural and mineral purposes, and those with unknown or missing land use codes.

**Total parcels** include the sum of all parcels listed above.

The **percent residential parcels** are calculated as:

$$\frac{\text{residential parcels}}{\text{total parcels}} \times 100$$

The percentage for apartment building parcels, commercial parcels (excludes apartments), industrial parcels, exempt parcels, utility parcels, land bank parcels, and other parcels is also calculated.

## **-Tax Delinquent Parcels by Property Class**

The **number of tax delinquent parcels** and the **percent tax delinquent parcels** are available for residential, apartment parcels, commercial parcels (excludes apartments) and industrial parcels. Information is from Cuyahoga County Fiscal Office.

The **percent residential tax delinquent parcels** are calculated as:

$$\frac{\text{residential tax delinquent parcels}}{\text{residential parcels}} \times 100$$

The **percent apartment tax delinquent parcels** are calculated as:

$$\frac{\text{apartment tax delinquent parcels}}{\text{apartment parcels}} \times 100$$

The **percent commercial tax delinquent parcels** (excludes apartments) are calculated as:

$$\frac{\text{Commercial tax delinquent parcels (excludes apartments)}}{\text{commercial parcels (excludes apartments)}} \times 100$$

The **percent industrial tax delinquent parcels** are calculated as:

$$\frac{\text{industrial tax delinquent parcels}}{\text{industrial parcels}} \times 100$$

## **-Vacant Parcels by Property Class**

The **number of vacant parcels** and the **percent vacant parcels** are provided for residential parcels, commercial parcels and industrial parcels. A vacant parcel is a piece of property with no building on it. Information is from Cuyahoga County Fiscal Office.

For the percent vacant calculations, residential parcels include single-family, two-family, three-family, four-family, condominiums and condo garages, mobile homes, and other residential parcels. Commercial parcels for the percent vacant calculations include retail businesses, hotels, restaurants, offices, and **apartment buildings**.

**PLEASE NOTE:** The denominator used for calculating vacant commercial includes apartment buildings. We are unable to determine whether a vacant commercial parcel is zoned for an apartment building (we only know it is vacant and zoned commercial); therefore, to accurately calculate the **percent vacant commercial parcels** we need to include all commercial parcels in this calculation.

**The percent residential vacant parcels** are calculated as:

$$\frac{\text{residential vacant parcels}}{\text{total residential parcels}} \times 100$$

**The percent commercial vacant parcels** are calculated as:

$$\frac{\text{vacant commercial parcels}}{\text{total commercial parcels}} \times 100$$

**The percent vacant industrial parcels** are calculated as:

$$\frac{\text{vacant industrial parcels}}{\text{total industrial parcels}} \times 100$$

## **II. Precautions and Information regarding use of data**

In Cuyahoga County, the County Fiscal Office undertakes a major reappraisal of each parcel every six years and is on the cycle that includes years 2012, 2018 and 2024. With a major reappraisal, every parcel is to be visually inspected and changes should be noted. Minor reappraisals are also conducted every six years on a cycle that includes the years 2015 and 2021. Generally, changes in property values are reflected after an appraisal year, which is every 3 years. As the data illustrate, property values remain fairly consistent between assessment years.

## **III. Data source and suggested citation**

**Source of Fiscal Office Data:** Cuyahoga County Fiscal Office

**Update Schedule:** Annually

**Years Available:** Earliest year available – 2010

**Geographic Coverage:** Cuyahoga County

**Source of Common Pleas data:** Cuyahoga County Common Pleas Court.

**Update Schedule:** Annually

**Years Available:** Earliest year available – 2010

**Geographic Coverage:** Cuyahoga County

**Suggested Citation:** The data in the Neighborhood Data Warehouse come from a variety of data sources. All indicators are processed by the Center on Poverty and Community Development. We suggest the following citation format:

[Name of indicator], [geography of indicator],[time period of indicator]. [Data source of indicator]. Summary statistics processed by the Center on Poverty and Community Development, Jack, Joseph and Morton Mandel School of Applied Social Sciences, Case Western Reserve University. Accessed through the NEOCANDO Neighborhood Data Warehouse, [date accessed]. <http://neocando.case.edu>

An example would be:

Children under age 6 tested for lead with elevated blood lead level, 2015, City of Cleveland. Ohio Department of Health. Summary statistics processed by the Center on Poverty and Community Development, Jack, Joseph and Morton Mandel School of Applied Social Sciences, Case Western Reserve University. Accessed through the NEOCANDO Neighborhood Data Warehouse, May 24, 2018.  
<http://neocando.case.edu>