



ENGAGE • EMPOWER • EXCEL

2024 Collection Year Update



Questions from Community

- 2023 Home Reappraisals by the Hamilton County Auditor
- FHSD's May 2023 Combination Levy of 6.9 Mills

Presentation Goals

- Provide details on FHSD's tax revenue and voted levies
- Direct taxpayers to helpful resources to learn more about their individual tax bills

House Bill 920

HB 920 prevents inflationary adjustments to voted levies. Funds from past levies are not able to adequately keep pace with inflation, rising wages for high performing staff, utilities and maintenance costs.

- [2024 Collection Year Residential Tax Rate](#)

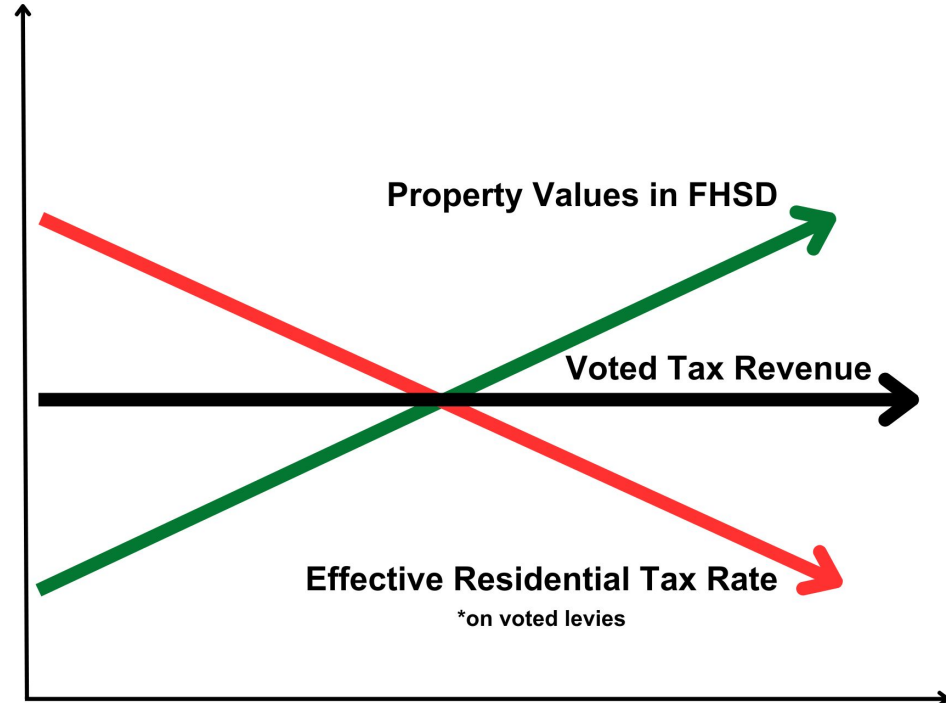
This creates a recurring problem that leads to many school districts across the state asking voters for tax levies every few years in order to maintain normal operations.

House Bill 920

As home values increase through reappraisals and updates via the Hamilton County Auditor, the tax rate on voted levies is reduced to keep the total revenue to the school district stagnant. Important exceptions are inside millage and new construction.

- Tax Revenue Calculation
 - Taxable Property Value * Tax Rate = Tax Revenues

House Bill 920 Visualization



HB 920 Exceptions

Inside Millage: According to the Ohio Constitution, all local governments combined can levy up to 10 mills without a vote of the people. These are called inside mills because they are inside the 10 mill limitation. FHSD receives 5.33 of these 10 inside mills.

New Construction: When new construction is built in the school district, it is counted as a one-time increase in the year it is added to the tax rolls.

2023 Home Reappraisals

The Hamilton County Auditor conducted property reappraisals in 2023, to go into effect for the 2024 Collection Year.

- **Total Residential Property Value Increase via 2023 Reappraisals**
 - Hamilton County: 34.19%
 - Anderson Township: 30.46%
 - Village of Newtown: 26.94%
 - Hamilton County High - Lincoln Heights: 115.37%

Impact of Changing Property Values

The changing assessed value of homes (some going up significantly, some moderately, others down) has an impact on how the county collects taxes.

	Home A Value Increase <i>Below Average</i>	Home B Value Increase <i>Average</i>	Home C Value Increase <i>Above Average</i>
Previous Value	\$294,000	\$312,850	\$129,950
New Value	\$334,420	\$413,460	\$204,310
% Increase	13.75%	32.16%	57.22%

Impact of Changing Property Values

	Home A Value Increase <i>Below Average</i>	Home B Value Increase <i>Average</i>	Home C Value Increase <i>Above Average</i>
% Increase	13.75%	32.16%	57.22%
Expected New Taxes (HamCo Auditor)	\$983.23	\$1,215.57	\$600.69
Actual Change in Tax Bill	+\$87.44	+\$1,302.29	+\$1,210.90
Difference	\$895.79 less than expected	\$86.72 more than expected	\$610.21 more than expected

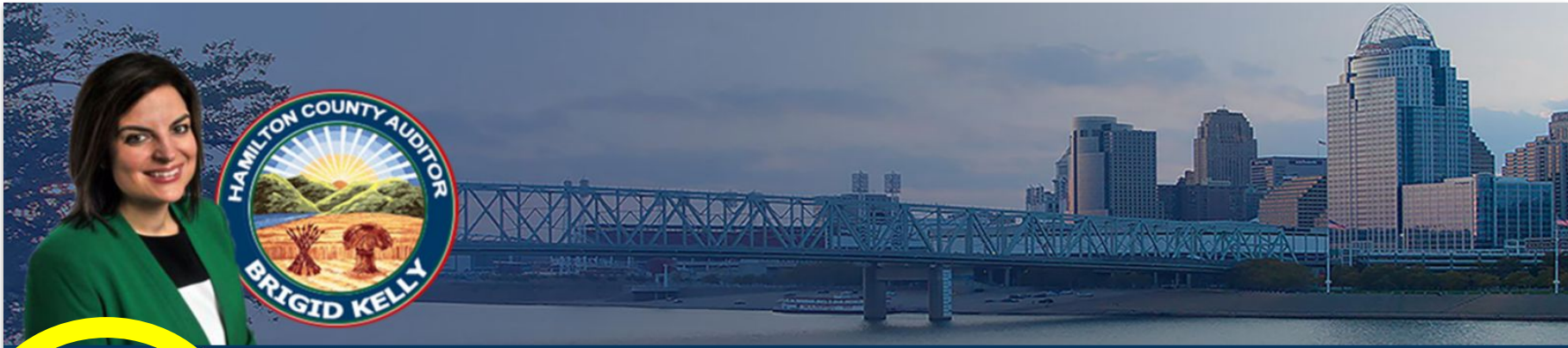
Navigating the Hamilton County Auditor's Website

How to Locate

- Property Search Feature
- Value History
- Levy Information (Anticipated New Taxes from Levies - Last Year's Data)
- Payment Detail
- Tax Distribution Information

Search for Property

- Visit: <https://www.hamiltoncountyauditor.org/>
- Select “Property Search” on the menu on the left side of the screen
- Search for property by owner name, street address and more



BRIGID'S BRIEFINGS

1/16/2024

The County Treasurer has mailed the tax bills. Payment is due to the County Treasurer by February 5th. If you have questions about your tax bill, email county.treasurer@hamiltonco.org or call 513-946-4800. If you have questions about your property value, please email Auditor.Kelly@Auditor.Hamilton-Co.org or call 513-946-HOME.

MISSION STATEMENT

To perform professionally the statutory duties of County Auditor with integrity, independence, and a spirit of technological innovation while emphasizing customer service, excellent public information, and efficient use of taxpayer resources with a streamlined, well-trained and appropriately compensated staff.

PUBLIC RECORDS

Data on our website is public record as defined by Ohio Public Records Law 149.43 of the Ohio Revised Code. We do not sell your data to anyone, nor do we use of our data for any commercial purpose.

NEWS AND NOTES



Property Search



Board of Revision



Departments



Property Search

Step 1: Select a Search Method

What would you like to search by?

Owner Street Address Parcel ID Sales Advanced

Step 2: Enter Search Information

Owner Criteria

Owner/Organization/Other Name

Search tips:

Owner names are entered as they appear on the deed or other legal document presented for transfer. For example, if the deed reads JOSEPH JONES and you search for JOE JONES you may not find the property you are searching.

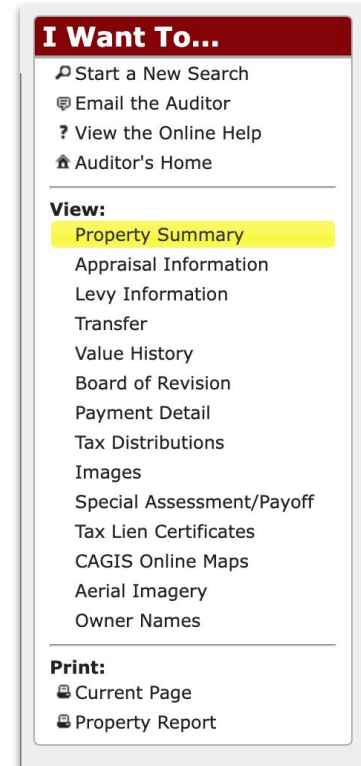
1. For individual names, enter the last name followed by the first name(for example, JONES JO)
2. Partial entries are accepted and search results will be returned for all partial matches of the entered search results.
A specific property can be selected from the search results.

Search

Clear Form

Property Information Menu Options

- Located on the right side of the screen after conducting a property search and selecting a property



I Want To...

- 🔍 Start a New Search
- ✉ Email the Auditor
- ? View the Online Help
- 🏠 Auditor's Home

View:

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

Print:

- 🖨 Current Page
- 🖨 Property Report

Parcel ID

Address

Index Order
Parcel Number

Tax Year
2023 Payable 2024

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Property Information

Tax District	042 - ANDERSON-FOREST HILLS	Images/Sketch
School District	FOREST HILLS LSD	
Appraisal Area	Auditor Land Use	
Owner Name and Address	Tax Bill Mail Address	
Assessed Value	Effective Tax Rate	Total Tax
117,050	63.814706	\$6,765.87
Property Description		

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	
Last Sale Amount	
Conveyance Number	
Deed Type	
Deed Number	
# of Parcels Sold	
Acreage	

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	420
CAUV Value	0
Market Improvement Value	290,000
Market Total Value	334,420
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

Value History

- Select “Value History” from the menu on the right side of the screen
- This section allows you to look up past and present property reappraisals
- Provides information about how the value of a particular property has changed over time

Parcel ID

Address

Index Order

Tax Year





Parcel Number

2023 Payable 2024

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	44,420	290,000	334,420	0	120 Reappraisal, Update or Annual Equalization
2020	3/16/2020	35,540	258,460	294,000	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	35,540	258,460	294,000	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	35,460	165,700	201,160	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	34,760	162,450	197,210	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	32,140	181,900	214,040	0	120 Reappraisal, Update or Annual Equalization

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Levy Information

- Select “Levy Information” from the menu on the right side of the screen
- This provides data from the Hamilton County Auditor related to the anticipated cost of new taxes from voted levies
- **IMPORTANT NOTE:** This indicates estimates that were calculated in 2023 prior to the property reappraisals. It is likely that the actual cost will be different due to the significant change in overall property value.

Parcel ID

Address

Index Order

Tax Year

Parcel Number

2023 Payable 2024





Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Public Library of Cincinnati & Hamilton County	Renewal	1.00	\$86.41	\$86.41	C, D
Public Library of Cincinnati & Hamilton County	Increase	0.50	\$0.00	\$58.53	C, D
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$30.55	\$30.55	C
Anderson Twp Park District-Park	Additional	1.00	\$0.00	\$117.05	C

Levies Passed – May 2, 2023 Pay 2024 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Forest Hills LSD - Current Expense	Additional	5.40	\$0.00	\$632.07	A, B
Forest Hills LSD - Permanent Improvement	Additional	1.50	\$0.00	\$175.58	A, B

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Payment Detail

- Select “Payment Detail” from the menu on the right side of the screen
- This section allows you to look up detailed information on current and past tax payments
- Note the “Total Owed” section in **BOLD**
- This section also provides details on the Effective Tax Rate and Total Taxable Value

Parcel ID [Redacted] **Address** [Redacted] **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Payment Information

JILL A. SCHILLER, TREASURER		Tax Overview	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	042 - ANDERSON-FOREST HILLS	Tax Lien Sold	No
Current Owner(s)	[Redacted]	Full Rate	128.320000
Tax Bill Mail Address	[Redacted]	Effective Rate	63.814706
		Non Business Credit	0.068977
		Owner Occupancy Credit	0.017244
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
Taxable Value		Note: May represent multiple parcels	
Land	15,550		
Improvements	101,500		
Total	117,050		

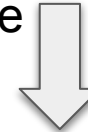
Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$7,509.93		\$7,509.93	
Credit			\$3,775.17		\$3,775.17	
Subtotal			\$3,734.76		\$3,734.76	
Non Business Credit			\$257.61		\$257.61	
Owner Occupancy Credit			\$64.40		\$64.40	
Homestead			\$0.00		\$0.00	
Sales CR			\$37.38		\$37.38	
Subtotal	\$0.00	\$0.00	\$3,375.37	\$0.00	\$3,375.37	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$3,375.37		\$3,375.37	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$15.13		\$0.00	
Total Due	\$0.00		\$3,390.50		\$3,375.37	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$3,390.50		\$6,765.87	

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Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$7.00		\$0.00	

Special Assessment Detail for 13-999 STORM WATER						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$8.13		\$0.00	

Payment Information for Current And Prior Year						
Date	Half	Prior	1st Half	2nd Half	Surplus	
6/6/2023	2 - 2022	\$0.00	\$0.00	\$3,331.65	\$0.00	
1/17/2023	1 - 2022	\$0.00	\$3,346.78	\$0.00	\$0.00	
6/7/2022	2 - 2021	\$0.00	\$0.00	\$3,252.58	\$0.00	
1/12/2022	1 - 2021	\$0.00	\$3,267.71	\$0.00	\$0.00	
6/7/2021	2 - 2020	\$0.00	\$0.00	\$3,290.19	\$0.00	
1/21/2021	1 - 2020	\$0.00	\$3,305.32	\$0.00	\$0.00	
7/7/2020	2 - 2019	\$0.00	\$0.00	\$3,623.72	\$0.00	
1/10/2020	1 - 2019	\$0.00	\$3,638.85	\$0.00	\$0.00	
5/21/2019	2 - 2018	\$0.00	\$0.00	\$3,393.91	\$0.00	
1/10/2019	1 - 2018	\$0.00	\$3,409.04	\$0.00	\$0.00	

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distributions

- Select “Tax Distributions” from the menu on the right side of the screen
- This provides information on the current Tax Rate, Tax Calculations, Half Year Tax Distributions and a graph that illustrates what percentage of property taxes go to different entities.
 - ***Anderson Township: 56.9% of property taxes go to FHSD***
 - ***Village of Newtown: 58.8% of property taxes go to FHSD***

Parcel ID [Redacted] **Address** [Redacted] **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	44,420	Land	15,550	Full Tax Rate (mills)	128.320000
Building	290,000	Building	101,500	Reduction Factor	0.502691
Total	334,420	Total	117,050	Effective Tax Rate (mills)	63.814706
				Non Business Credit	0.068977
				Owner Occupancy Credit	0.017244

To estimate taxes based on a different market value, enter the market value here:

[Calculate](#)

Tax Calculations	
Gross Real Estate Tax	\$15,019.86
- Reduction Amount	\$7,550.34
- Non Business Credit	\$515.22
- Owner Occupancy Credit	\$128.80
- Homestead	\$0.00
Half Year Real Taxes	\$3,412.75
- Sales Tax Credit	\$37.38
+ Current Assessment	\$15.13
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$3,390.50

Half Year Tax Distributions	
School District	\$1,941.46
Township	\$592.24
City/Village	\$0.00
Joint Vocational School	\$102.42
County General Fund	\$115.74
Public Library	\$71.42
Family Service/Treatment	\$11.07
HLTH/Hospital Care-Indigent	\$55.53
Mental Health Levy	\$70.35
Developmental Disabilities	\$128.51
Park District	\$125.15
Crime Information Center	\$5.42
Children Services	\$137.91
Senior Services	\$44.02
Zoological Park	\$11.51

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

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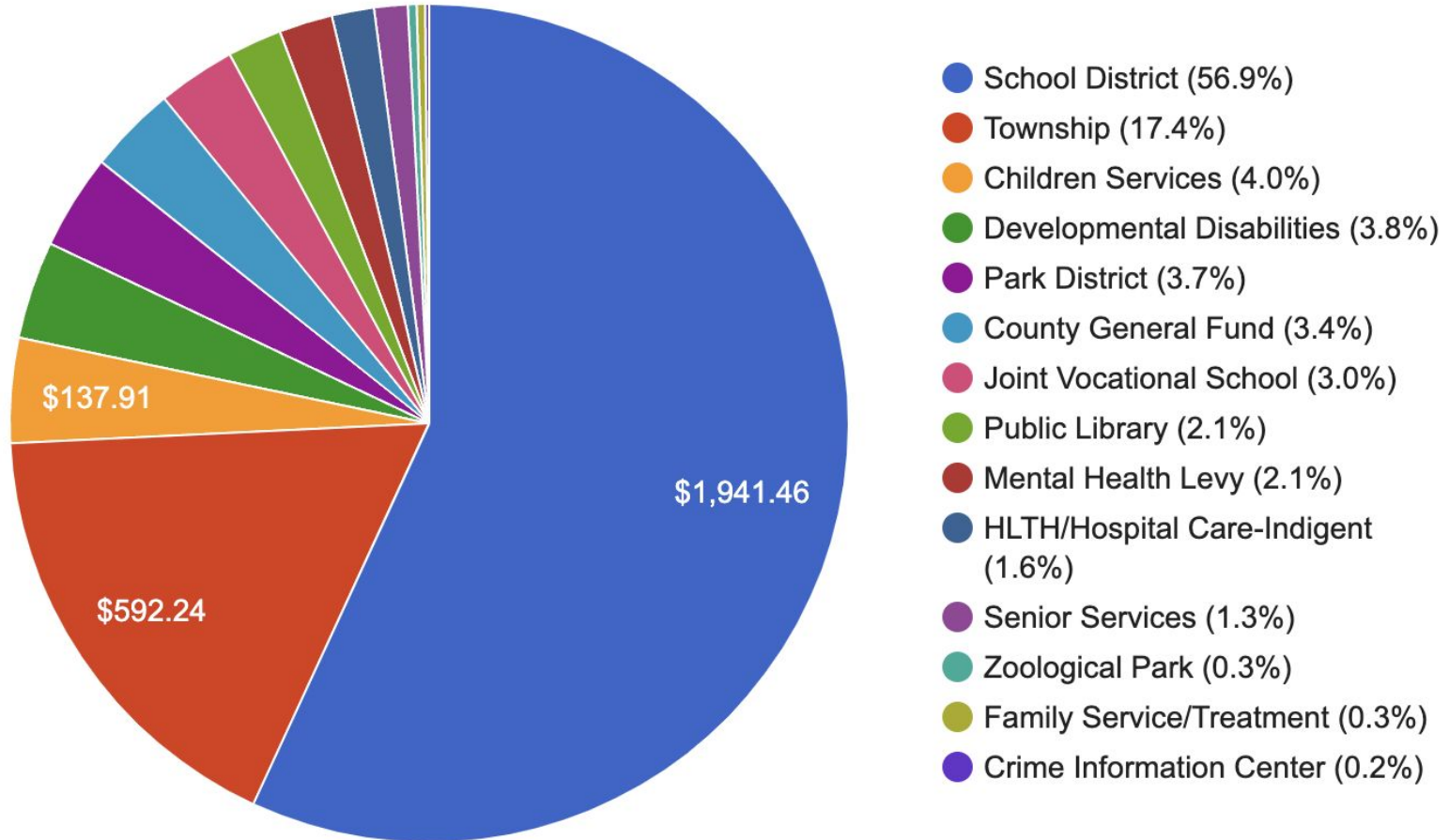
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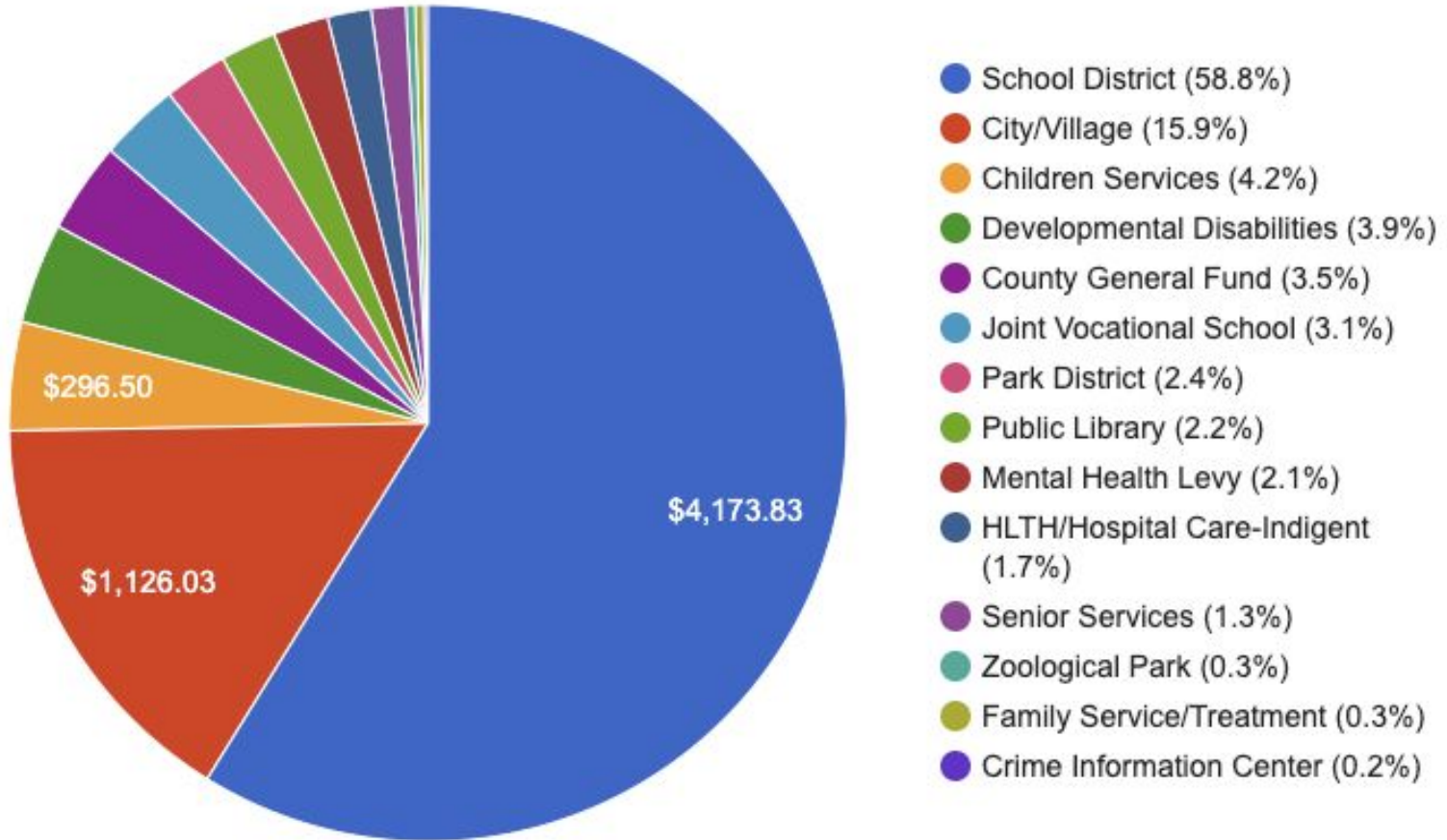
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Tax Distributions - Anderson Township



Tax Distributions - Village of Newtown





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Questions?

