



County of Hamilton

DUSTY RHODES
AUDITOR

COUNTY ADMINISTRATION BUILDING
138 EAST COURT STREET
CINCINNATI, OHIO 45202

Here is a recent e-mail I received with my response:

I am writing to you with the hope your office can reassess my new property taxes. I had paid a mortgage of \$856.14 since I bought my house back in October 2015 until this past month when my mortgage went up to \$990.14.

My mortgage went up \$134.00 every month which is the equivalent of 13.53 % higher.

Mr. Rhodes I am a senior citizen and thank God I still work, my salary was raised this year to around 2% and this is why I can't understand what makes my property that special to deserve this new level of taxes.

I thank you for all your help and/or guidance you can provide to me.

I look forward to hearing from you.

Thanks for your e-mail. Our office works in terms of values, not taxes.

Your value has been unchanged for the past three years from \$123,390 which was set during the triennial update in 2014 to be effective with the first tax bill in 2015.

By way of comparison your value in 2008 was \$157,970 and in 2011 it was \$127,210. As you can see your value has actually been reduced by our office over the last decade.

So, why are your taxes increasing?

It appears the culprit is new or increased taxes approved by a majority of voters in your taxing district, City of Cincinnati, Cincinnati School District. For example, this year a new school levy added \$342.42 to your annual tax bill.

There is nothing we can do to reduce taxes when voters approve new taxes. We are required to set values to current market by state law. During the next few weeks you will be receiving notice of your tentative new value for 2018.

As a senior citizen you may be eligible for the Homestead Exemption. This is a state program for property owners 65 or over who make less than \$31,800 a year not counting Social Security. While Governor Strickland removed the means test in 2007, Governor Kasich reinstated it in 2011. To check on this you can call our Homestead department at 513-946-4099.

I hope this helpful in understanding the process and regret I can't give you a more positive response.

---Dusty Rhodes---