



GREAT SCHOOLS



KETTERING
City Schools

GREAT COMMUNITY



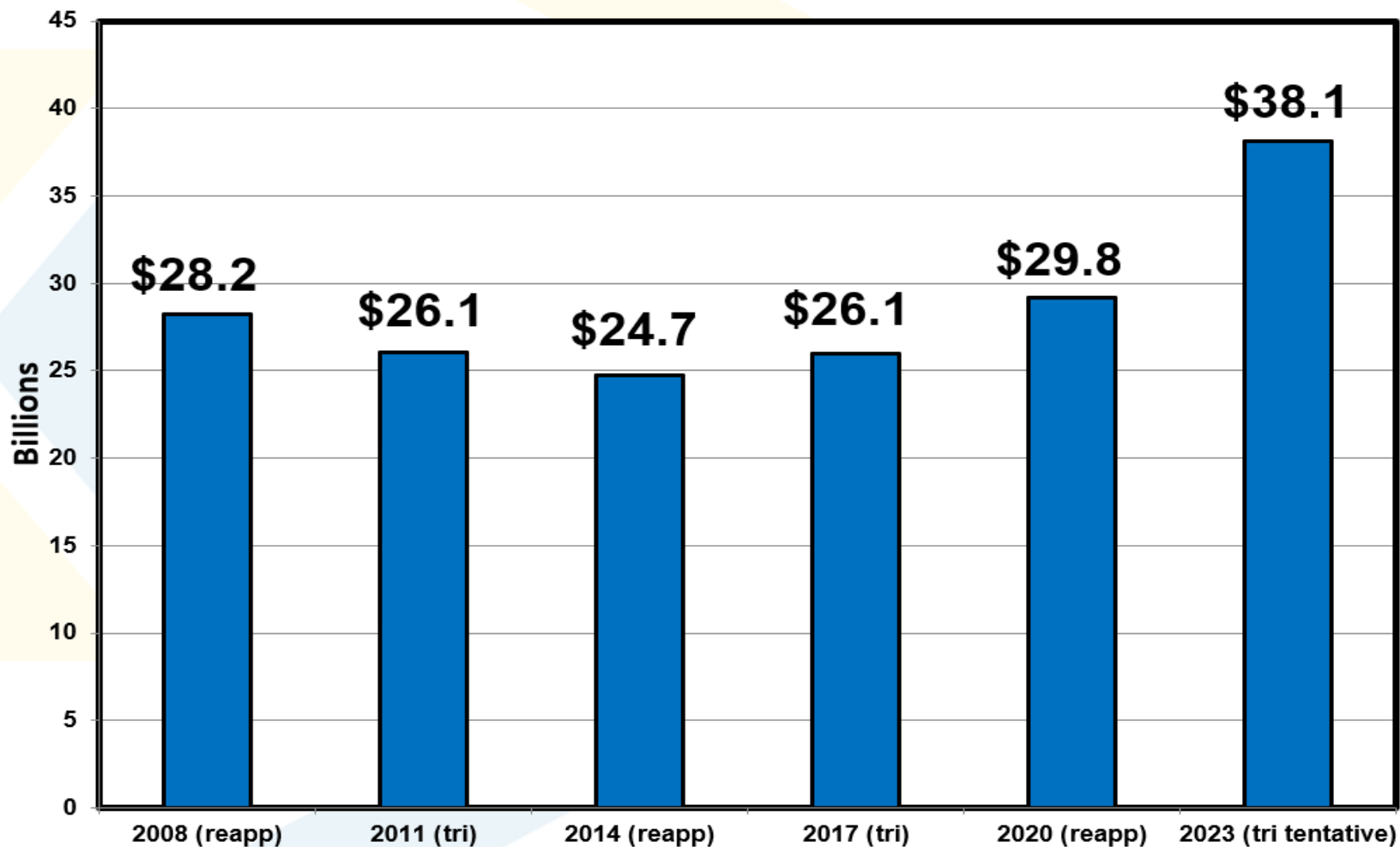
Montgomery County Triennial Update

- In April 2023, County Auditor, Karl Keith, received a recommendation from the Ohio Department of Taxation that during the 2023 triennial update of property values, residential property should be increased by 37% and commercial property should be increased by 13% for a recommended blended increase of 30% across Montgomery County
- 2022 Total Valuation for Montgomery County = \$29.6 Billion
- Tentative 2023 Total Valuation for Montgomery County = \$38.1 Billion
- Increase of \$8.5 Billion across Montgomery County (34.3% Residential, 11.5% Commercial and 28.7% total across the County)



Montgomery County Triennial Update

Total County Valuation (Historical)





2023 Tentative Residential Increases

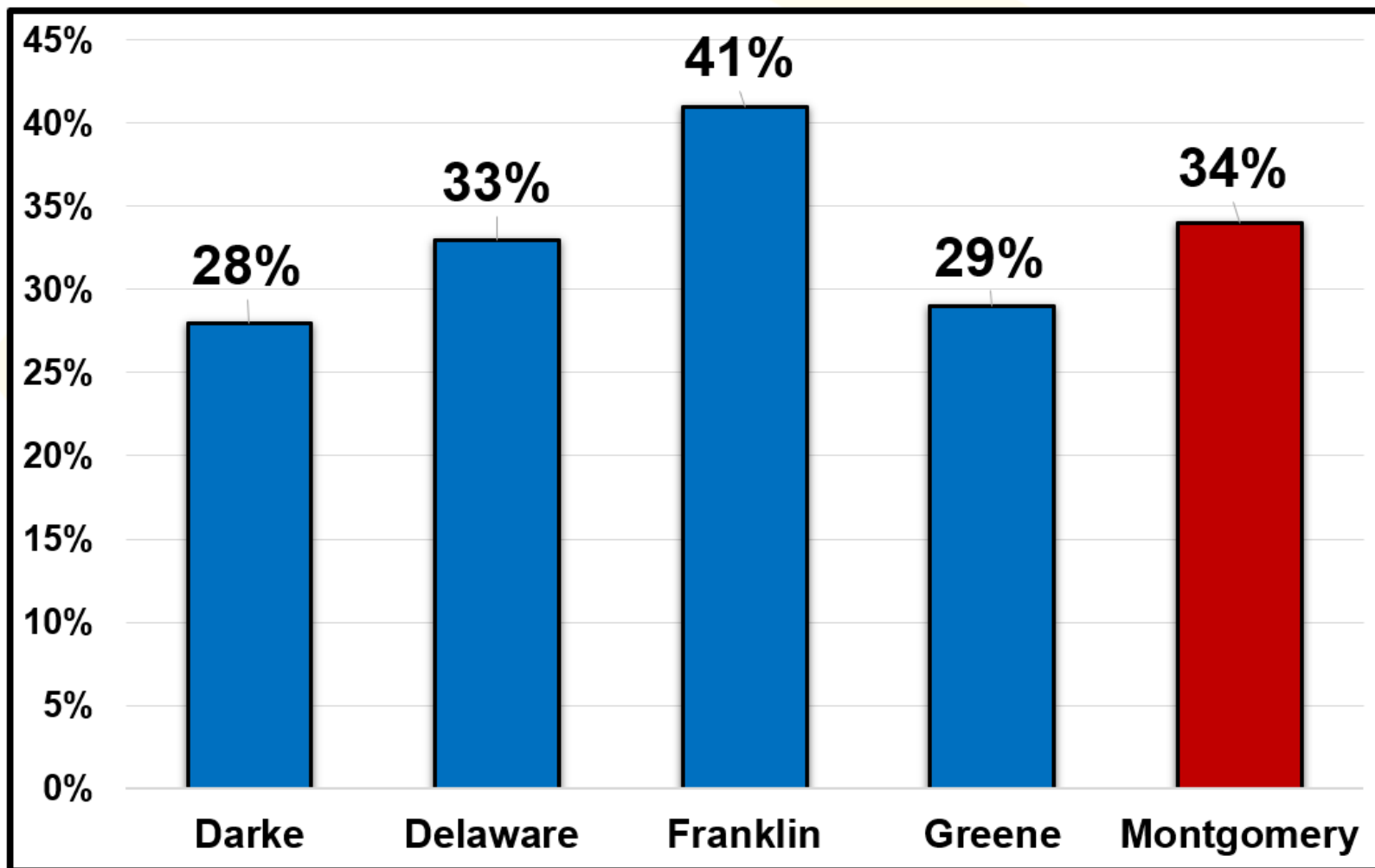
2023 REAPPRAISAL COUNTIES

AUGLAIZE
CLINTON
DARKE
DEFIANCE
DELAWARE
FRANKLIN
GALLIA
GEAUGA
HAMILTON
HARDIN
HARRISON
HENRY
JACKSON
LICKING
MAHONING
MERCER
MORROW
PERRY
PICKAWAY
PIKE
PREBLE
PUTNAM
RICHLAND
SENECA
SHELBY
TRUMBULL
VAN WERT
WOOD

2023 UPDATE COUNTIES

ASHLAND
ASHTABULA
ATHENS
BUTLER
CLERMONT
FULTON
GREENE
KNOX
MADISON
MONTGOMERY
NOBLE
SUMMIT
WAYNE

*41 of 88 Ohio Counties have either triennial or full reappraisals this tax year, including 4 of the 7 urban counties





Kettering CSD Triennial Update

2022 Total Valuation - Kettering City School District by County

	Residential/Agriculture	Commercial	Industrial	Total	% of Total
Montgomery	\$ 2,968,986,600	\$ 798,456,600	\$ 158,857,743	\$ 3,926,300,943	98.89%
Greene	\$ 44,022,171	\$ -	\$ -	\$ 44,022,171	1.11%
Total	\$ 3,013,008,771	\$ 798,456,600	\$ 158,857,743	\$ 3,970,323,114	100.00%



Kettering CSD Triennial Update

Total Valuation - Kettering City School District (Montgomery Co. Only)

	2022 Tax Year	2023 Tax Year	% Change
Residential/Agriculture	\$ 2,968,986,600	\$ 3,957,412,600	33.29%
Commercial	\$ 798,456,600	\$ 873,013,600	9.34%
Industrial	\$ 158,857,743	\$ 162,376,743	2.22%
Total	\$ 3,926,300,943	\$ 4,992,802,943	27.16%

- Greene County estimated 29% change in Res/Ag would increase KCSD's total value in Greene County from \$44M to \$56.8M.
- **2023 Tax Year Values are estimated by Mont. Co. Auditor and prior to appeals**



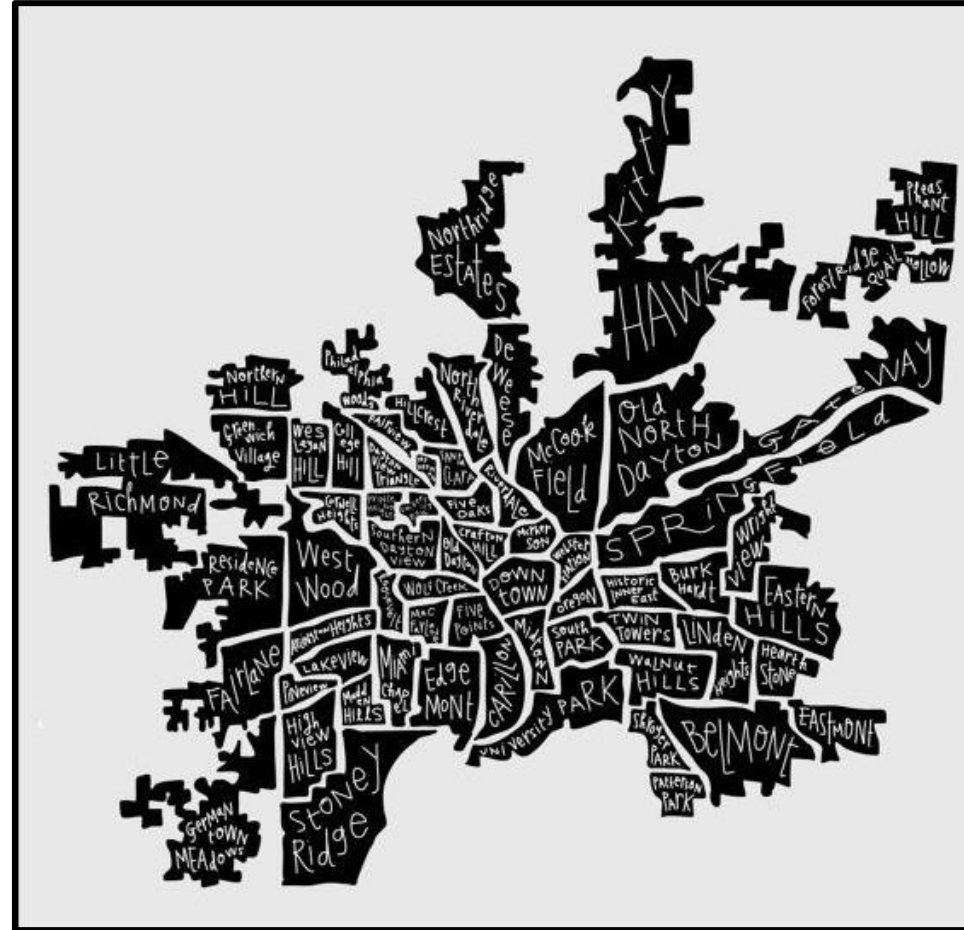
Impact of Revenue to Kettering City Schools

- The District will realize an increase in revenue only on the 5.8 “inside” mills.
- Based on the current valuation estimate prior to appeals, this is estimated to be an increase in tax receipts for calendar year 2024 of \$2.1M. ($1.066B * .35 * .0058$)
- All other operating levies (outside or voted mills) are applied a reduction factor codified in HB920 that limits the amount of revenue received by the taxing authority to the amount collected the tax year the levy was passed.
- The tax revenue increase on the “inside” mills also increases our local capacity under Ohio’s Fair School Funding model and effectively decreases State support. The updated five-year forecast to be adopted in October will reflect these changes in revenue estimates.



Valuation Impact on Taxpayers

- Changes in valuation are calculated and implemented uniformly by neighborhood.
- Neighborhoods are created using contiguous parcels of similar housing/commercial stock
- 1,100 residential and 250 commercial neighborhoods throughout Montgomery County.





Valuation Impact on Taxpayers

- Each neighborhood's valuation change is calculated on the aggregate based on arms-length sales within the neighborhood over the prior three years and is applied uniformly across all parcels.
- Neighborhood valuation changes may be higher or lower than the overall taxing districts valuation change and will therefore impact everyone's tax liability differently.



Valuation Impact on Taxpayers

- A 30-40% increase in property value does not mean a 30-40% increase in tax liability.
- From Montgomery County Auditor's website: "The tax impact of the new values will vary from property to property, but the Auditor's Office estimates that taxes will increase about 4-6% on average due to the rise in values." (source: [Mont. Co. Auditor](#))

IMPORTANT



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VERY IMPORTANT



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