



Public School Property Taxes and the Impact of Reappraisal

In Ohio, property values are reappraised every six years and updated every three years. Hamilton County completed a full reappraisal in tax year 2023 (collected in 2024). While, residential property values saw an average increase of 29% in the Madeira School District due to the 2023 reappraisal, tax rates were pushed downward by more than 10 mills resulting in the school district receiving an estimated increase of approximately 2% in operating property tax revenue.

One of the biggest concerns with increasing property values is the impact on property taxes. House Bill 920 (an Ohio law passed in 1976) was passed in an attempt to protect property owners against unvoted increases in tax. As property values increase over time (due to reappraisal/update), HB 920 requires a calculation to reduce the effective tax rate that is applied to property owners. All residential properties in the district must pay the same effective tax rate thus the reduction applied by the Hamilton County Auditor is based on the average districtwide valuation increase. Therefore, the change in property taxes owed varies by property. While some community members may be seeing an increase in taxes, others would have seen a decrease, resulting in the district receiving approximately the same amount of revenue on each *voted* tax levy as the year before.

HB 920 is the reason why the effective tax rate is significantly less than the original voted rate. The chart below shows the change in the tax rates from the time they were originally voted, to their actual effective rate last year (Tax Year 2022, Collection Year 2023), to their actual effective rate this year (Tax Year 2023, Collection Year 2024). As you can tell from the chart, the residential effective tax rate was reduced by more than 10 mills from tax year 2022 to 2023 due to the valuation increase.

	Effective Year	Voted Rate	Tax Year 2022 Residential Effective Rate	Tax Year 2023 Residential Effective Rate
Inside Millage				
Operating	N/A	4.26	4.26	4.26
Outside Millage				
Operating	2000	8.900	5.072	3.962
Operating	2006	9.400	7.059	5.514
Operating	1976	9.170	1.465	1.145
Operating	1980	8.900	1.812	1.416
Operating	1986	8.900	2.363	1.846
Operating	1990	8.900	2.626	2.051
Operating	1993	7.800	2.933	2.291
Operating	1976	5.750	0.919	0.718
Operating	2011	6.900	5.181	4.048
Operating	2021	5.200	5.193	4.056
Operating	1976	10.190	1.628	1.272
Operating	1976	5.100	0.815	0.637
Operating	2016	6.900	5.526	4.317
Total Operating General Fund		106.27	46.85	37.53
Bond Issue Millage				
Bond	2004	6.870	4.730	3.730
Bond	2021	1.000	0.970	0.770
Total All Funds		114.140	52.552	42.033

The tax reduction factor protects property owners from large fluctuations in taxes, but also minimizes growth in property tax revenue for school districts. In conclusion, while residential values increased by 29%, tax rates were pushed downward by more than 10 mills resulting in the school district receiving an estimated increase of approximately 2% in operating property tax revenue. The districts intent in sharing this information is to help community members understand how the valuation reappraisal/update impacts effective tax rates and ultimately Madeira schools. If you have questions about your specific property valuation or tax bill, you may want to refer to hamiltoncountyauditor.org. If you have school related questions please reach out to Emily Hauser at ehauser@madeiracityschools.org or 513-985-6070.