



County of Hamilton

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NEXT YEAR'S PROPERTY TAXES

By Dusty Rhodes, Hamilton County Auditor

There were 29 property tax levies on the November ballot this year. 17 of them were for additional taxes, some quite large. All of them were passed by the voters. Every single one was approved, some by significant margins. That means property taxes will be increasing for many Hamilton County residents with the first tax bill in January.

If your taxes increase next year (with the exception of new construction) it will be because a majority of voters in your community or school district voted for a new levy. In short, when voters pass tax levies – taxes go up. Our office's next reassessment of property values will not be effective until January, 2018.

While there is no way to change a rate in a taxing district, you do have the right to file a complaint against our valuation with the Board of Revision (BOR) between January 1 and March 31 of any one year in the three year reappraisal period. You must provide evidence of your opinion of value if it differs from ours. You cannot say "my taxes are too high" at your hearing. That is not an acceptable reason for changing a value under state law.

Information on the BOR process is available on our website, hamiltoncountyauditor.org, or you may call our office at 513-946-4035 for a complaint form and instructions.

Again this year we will notify all property owners of their tentative new value for 2018 and provide an opportunity for owners to contact us with their comments or concerns about that value. Look for your notification by mail in the late spring or early summer.

Our duty is to set values to current market value. With approximately 350,000 parcels in the County, it is quite a task. Understand we cannot increase tax revenues by raising values. Once our new values are reviewed and approved by the State Tax Commissioner, the rates are adjusted so that no taxing entity receives more from levies than voters approved.