

Bellbrook Sugarcreek LSD – Tax Levies

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Types of Levies – Inside Millage

- Unvoted
 - 1933 established at 10 mills maximum shared by subdivisions in a taxing district
 - Tax rate can only be adjusted by the Budget Commission or the Courts
 - As value changes revenue changes by an equal percentage regardless of the reason the value changed
 - Value increases 10% revenue increases 10%
 - Value decreases 5% revenue decreases 5%
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Types of Levies – Voted Fixed Sum Levies

- Levy voted to generate a specific dollar amount (Bond and Emergency levies)
 - Rate set by the Budget Commission each year to generate the specified dollar amount
 - Rate is calculated by dividing the revenue to be produced by the valuation
 - If the assessed valuation for the district is \$50M and we need to generate \$200K, the rate is 4 mills ($200,000/50,000,000=.004$ or 4 mills)
 - **As value changes, for any reason, the rate changes in the opposite direction to produce the amount of revenue specified**
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Types of Levies – Voted Fixed Rate Levies

- Most common and complex type of levy
 - Reappraisal changes
 - Tax rate is adjusted to produce the same amount of money it produced in the prior year
 - Effective tax rate cannot exceed the voted rate
 - Non-Reappraisal Changes (new construction/demolition)
 - Tax rate is not adjusted; subdivision revenue increases/decreases with value at the current effective tax rate
 - Theory
 - If property values increase 10% it doesn't mean it cost 10% more to provide services
 - If new construction occurs there is more demand for services thus local government needs more money
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Summary of Types of Tax Levies

Levy Type	Description	Impact of Value Change
Inside – Unvoted	<ul style="list-style-type: none">• 10 mill limit• shared among political subdivisions	<ul style="list-style-type: none">• Moves in direct proportion to value change• Value up 10% taxes up 10%
Voted Fixed Sum Levies – Voted	<ul style="list-style-type: none">• Bond & Emergency levies• Rate set to produce a specific dollar amount	<ul style="list-style-type: none">• As values increase rate decreases resulting in no tax impact
Fixed Rate Levies – Voted	<ul style="list-style-type: none">• Specific rate approved by the voters• Rate is adjusted for reappraisal changes	<ul style="list-style-type: none">• As value increases due to reappraisal; rate is reduced resulting in no tax impact• Value increases due to new construction taxes increase

Example of Each Levy Type

	Inside Levies	Fixed Sum Levies	Fixed Rate Levies
Assessed Value	\$ 35,000	\$ 35,000	\$ 35,000
Effective Tax Rate	5.000000	5.000000	5.000000
Taxes On Assessed Value	\$ 175.00	\$ 175.00	\$ 175.00
Reappraisal Change (4%)	\$ 1,400	\$ 1,400	\$ 1,400
New Construction Change (2%)	\$ 700	\$ 700	\$ 700
New Value (6%)	\$ 37,100	\$ 37,100	\$ 37,100
New Effective Tax Rate	5.000000	4.720000	4.807692
Taxes on New Value	\$ 185.50	\$ 175.11	\$ 178.37
Analysis of Change			
% Change In Value	6%	6%	6%
% Change in Taxes	6%	0%	2%
% Change In Tax Rate	0%	-6%	-4%

BBSLSD Levy Make Up

	General Fund	Permanent Improvement	Bond Retirement	Total	% of Total
Inside Millage	4.500000			4.500000	11%
Fixed Sum Levies			4.720000	4.720000	11%
Fixed Rate Levies	31.046130	1.398992		32.445122	78%
Total	35.546130	1.398992	4.720000	41.665122	

Value and General Fund Property Tax Revenue History

CY	PY Valuation	Reappraisal Change		Non-Reappraisal Change		Total Valuation Change		General Fund Property Tax Revenue	% Change
		\$	%	\$	%	\$	%		
2013	485,251,200	(2,334,780)	-0.5%	4,467,730	0.9%	2,132,950	0.4%	17,082,074	1.9%
2014	487,411,150	(1,667,810)	-0.3%	2,521,670	0.5%	853,860	0.2%	17,064,193	-0.1%
2015*	488,265,010	(4,832,860)	-1.0%	9,529,140	2.0%	4,696,280	1.0%	17,506,646	2.6%
2016	492,961,290	(3,935,860)	-0.8%	3,863,200	0.8%	(72,660)	0.0%	19,657,444	12.3%
2017	492,961,290	3,986,010	0.8%	7,201,430	1.5%	11,187,440	2.3%	20,009,425	1.8%
2018*	504,076,070	23,604,530	4.7%	3,391,110	0.7%	26,995,640	5.4%	20,228,372	1.1%
2019	531,071,710	823,330	0.2%	9,957,420	1.9%	10,780,750	2.0%	20,669,147	2.2%

* - Valuation update year

Impact of Proposed Levy on General Fund Property Tax Revenue

2019 Actual General Fund Property Tax Revenue	20,669,147
Estimated Revenue from Additional Levy	3,322,000
Percentage Increase	16%

Impact on Cost to the Tax Payer of the Proposed Levy

Taxing District	Current Effective Tax Rate	Est. Annual Cost per \$100K	Additional Levy	Est Annual Cost Per \$100K	% Increase
Sugarcreek Twp - BBSLSD (L32)	76.364660	2,389.32	5.7	199.50	8.3%
Bellbrook City - BBSLSD (L35)	80.263391	2,504.41	5.7	199.50	8.0%

Current Area School District Effective Tax Rates

	General Fund		Permanent Improvement		Emergency/ Substitute	Bond Retirement	Total	Income Tax Rate
	Inside	Fixed Rate	Inside	Fixed Rate				
Bellbrook Sugarcreek LSD	4.50	31.046130	-	1.398992	-	4.72	41.665122	N/A
Fairborn CSD	4.60	17.510849	-	0.246452	7.94	4.55	34.847301	0.50%
Beavercreek CSD	4.60	15.631243	1.00	0.450975	21.41	4.23	47.322218	N/A
Xenia CSD	4.30	16.158220	-	1.052096	11.14	3.00	35.650316	0.50%
Cedar Cliff LSD	4.40	15.812031	-	2.094687	2.54	5.70	30.546718	1.25%
Greeneview LSD	1.45	19.294975	2.50	-	-	2.32	25.564975	1.00%
Yellow Springs EVSD	4.30	15.700044	-	1.009085	13.65	2.10	36.759129	1.00%
Clinton Massie LSD	4.20	15.800015	-	0.327090	-	1.80	22.127105	0.50%
Wayne LSD	2.60	17.400023	2.28	-	11.60	6.50	40.380023	N/A
Kettering CSD	5.00	45.592480	-	3.101915	-	5.25	58.944395	N/A

What Impact will the Reappraisal Have on Tax Revenue for the School District

- Inside Millage
 - Additional revenue will be realized from BBSLSD on its inside millage
 - Currently inside millage represents 11% of the total millage for the school district
 - Fixed Rate Millage
 - The effective tax rates will be reduced so that the levies generate the same amount of money they did in the previous year
 - Currently 78% of the school's millage is from fixed rate levies
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What Impact will the Reappraisal have on an Individual Taxpayers Taxes

- Inside Millage
 - The cost associated with inside millage will increase by an equal percentage to your change in value
 - Maximum inside millage is ten mills which is approximately 13% of the total millage
 - Fixed Rate Levies
 - The rate will be reduced so that the levy produces the same amount of revenue, but this doesn't mean some individuals won't see an increase in their taxes while others receive a decrease
 - Look at relative tax example
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Relative Taxes - Example

	Owner A	Owner B	Total
Assessed Value	\$35,000	\$35,000	\$70,000
Tax Rate	2.00	2.00	2.00
Taxes	\$70.00	\$70.00	\$140.00
Reappraisal Change	\$5,000	\$2,000	\$7,000
New Value	\$40,000	\$37,000	\$77,000
New Effective Tax Rate	1.818182	1.818182	1.818182
New Taxes	\$72.73	\$67.27	\$140.00

How Much Will Values Increase

- Can't answer now for individual tax payers
 - Most recent sales ratio report indicates our values are at approximately
 - 83% of sales prices on residential properties
 - 70% of sales on agricultural properties
 - 84% of sales on commercial properties
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Reappraisal Scenario

- Assumptions:
 - AG/RES values increased 12% from reappraisal
 - COM/IND values increased 10% from reappraisal
 - New construction was 3% for both AG/RES and COM/IND properties
 - Public Utility Personal Property values were unchanged
 - Results
 - Total revenue for the existing general fund BBSLSD levies would see an increase of \$848K.
 - This amounts to a 4% increase in tax revenue from BBSLSD general fund levies
 - 3% of this increase is directly related to the assumption that new construction would be 3%
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What's Next

- March 31st submit tentative abstract to the Ohio Department of Taxation for approval
 - Once approved enter all new construction occurring during 2019 and update Current Agricultural Use Values
 - Starting in late August begin mailing valuation notices to tax payers
 - October 31st submit final abstract to the Ohio Department of Taxation for approval
 - Last week of December receive certified tax rates from the Ohio Department of Taxation and calculate property taxes
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Resources Available to You

- www.co.greene.oh.us or just type Greene County Ohio on any search engine
 - Real Estate Page
 - Contains information on how to appeal your property value
 - List all levies on the upcoming ballot, cost of the levy per \$100,000 of appraised value and estimated revenue the levy will generate
 - Under Greene Online
 - Property Tax Levy Estimator – For your specific property will tell you the additional cost for all levies on the upcoming ballot
 - Property Value Analysis Dashboard – Will allow you to see properties in your neighborhood that have sold recently and provide statistical data about sales prices relative to the appraised value
 - Property Search – Contains data about your property such as square footage, basement, etc
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QUESTIONS RECEIVED

Q Is it true that the school district is capped at an annual limit based on the 2015 tax levy?, Since then the growth and expansion of Bellbrook has not been taken into account in terms of money allocated to the schools, then where has the extra revenue gone?

A There is no cap for how much most levies bring in. However, most levies only receive additional revenue from new construction.

Questions Received

Q What is the current average appraised value for home in this school district.

A There is no such number that I report. However, if I were to take the total residential value divided by the number of residential parcels, the answer is \$89,000. Which I think we all agree cannot be accurate.

Question Received

Q My understanding is the City gets approximately 21% of my total real estate per year. What percentage of real estate taxes goes to the school district?

A

Subdivision	L32	L35
County	17%	16%
Township	20%	0%
School District	55%	52%
Municipality	0%	24%
JVS	5%	4%
Health District	1%	1%
Township Park District	3%	3%

Question Received

Q I have heard that “our taxes are really high here”, but how do our tax rates compare with the other districts in Greene County and around us.

A Remember property taxes are one component of the total tax equation for local governments. To truly look at the tax burden, you have to look at income taxes in conjunction with property taxes.

Taxes Relative to Other Areas

Subdivision	Effective Tax Rate	Subdivision	Effective Tax Rate
Bath Twp	64.263117	Fairborn City	63.745023
Beavercreek Twp	66.586029	Beavercreek City	88.135729
Caesarcreek Twp	58.559113	Cedarville Twp	56.611916
Cedarville Village	58.118799	Jefferson Twp	49.723725
Miami Twp	62.051809	Yellow Springs Vil	70.319999
New Jasper Twp	61.834820	Ross Twp	46.619349
Silvercreek Twp	46.610093	Jamestown Village	60.098912
Spring Valley Twp	64.278781	Spring Valley Village	70.705209
Sugarcreek Twp	76.364660	Bellbrook City	80.263391
Xenia Twp	61.422621	Xenia City	57.151627

Taxes Relative to Other Areas

Subdivision	Effective Tax Rate	Subdivision	Effective Tax Rate
Washington Twp (M)	96.25	Centerville City (M)	90.64
Kettering City (M)	90.95	Huber Heights City	83.29
Dayton City (M)	88.25	Oakwood City (M)	106.16
