



County of Hamilton

DUSTY RHODES
AUDITOR

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FOR IMMEDIATE RELEASE

FROM: Dusty Rhodes, County Auditor (513-946-4047)

TAX EXEMPT VALUES OUTPACE TAXABLE PROPERTY

Hamilton County Auditor Dusty Rhodes reports the market value of tax-exempt property values is still growing at a much faster rate than the value of taxable property in the county over the last three decades.

“Over this period Hamilton County’s tax exempt property has risen from about ten percent (10%) of the total valuation to over a quarter (26.7%) of the total valuation today,” he said.

“In 1991 the county’s total valuation was \$39.7 billion and exempt property was valued just over \$3.8 billion (9.5%). By 2005 our total valuation had risen to just over \$70.9 billion and the tax exempt portion had increased to just over \$11 billion or almost sixteen percent (15.7%).

“For 2016, the total valuation was slightly lower from a decade earlier at about \$69.4 billion but the exempt valuation had risen to \$16.5 billion, or almost twenty-four percent (23.8%) of the property in the county.

“For 2019 (payable in 2020), the total value of all property in the county is now \$71.5 billion of which \$19.1 billion is exempt.

“From 1991 to 2019 the total value of the property in the county grew by eighty percent (80%) but the value of tax exempt property increased over five times (500%).

“Tax exempt property includes schools, churches, charitable institutions and tax abatements granted by local governments,” said Rhodes. The greatest increase on the exempt

side is continuing to come from tax abatements. They came to approximately \$3.7 billion in 2005, almost \$6.5 billion in 2016 and now total just over \$8.5 billion (\$8,560,186,060).

Rhodes said he believes the much greater increase in exempt property has the ultimate effect of increasing the burden on property owners who are paying taxes.

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