

Property Tax Estimator Chart - 2011 tax rates for 2012

Ross County, Ohio

Jerald A. Byers, Ross County Treasurer

This chart is intended as a quick way to ESTIMATE the annual tax for owner-occupied residential real estate by taxing district and does not take into account other factors (see page 2).

For existing property, the current tax is available from the Ross County Auditor.

Dist. No.	Taxing Districts	Voted Tax Rate (mills)	Effec. Tax Rate (mills)	Tax As A % of Market Value
1	Buckskin - Adena LSD	62.20	45.19	1.384
2	Buckskin - Greenfield EVSD	49.60	44.84	1.373
3	Buckskin - South Salem	50.00	45.24	1.386
40	Buckskin - Greenfield Corp.	49.70	44.94	1.376
4	Colerain - Zane Trace LSD	58.10	44.97	1.377
5	Colerain - Adelphi	51.80	40.67	1.245
6	Concord - Adena LSD	58.30	40.94	1.254
7	Concord - Miami Trace LSD	55.29	50.65	1.551
8	Concord - Frankfort	60.80	43.44	1.330
9	Deerfield - Adena LSD	62.10	42.69	1.308
10	Deerfield - Union Scioto LSD	59.70	42.31	1.296
11	Deerfield - Clarksburg	65.40	44.63	1.367
12	Franklin - Southeastern LSD	58.80	44.77	1.371
13	Franklin - Waverly CSD	61.15	44.68	1.368
14	Green - Zane Trace LSD	56.00	43.42	1.330
15	Green - Kingston	56.40	43.82	1.342
16	Harrison - Southeastern LSD	52.80	41.57	1.273
17	Huntington - Huntington LSD	54.00	42.40	1.298
18	Jefferson - Southeastern LSD	58.30	44.51	1.363
19	Liberty - Southeastern LSD	58.30	44.83	1.373
20	Paint - Greenfield EVSD	49.50	44.74	1.370
21	Paint - Paint Valley LSD	60.30	45.87	1.405
22	Paxton - Paint Valley LSD	61.40	43.46	1.331
23	Paxton - Bainbridge	68.40	48.32	1.480
24	Scioto - Chillicothe CSD	74.20	51.37	1.573
25	Scioto - Southeastern LSD	55.90	43.73	1.339
26	Scioto - Union Scioto LSD	57.30	41.62	1.275
30	Scioto - Chill. Corp. Chillicothe CSD	72.50	50.59	1.549
27	Scioto - Chill. Corp. Southeastern LSD	53.20	41.95	1.285
28	Scioto - Chill. Corp. Union Scioto LSD	54.60	39.84	1.220
32	Springfield - Chill. Corp. Zane Trace LSD	51.90	40.77	1.248
33	Springfield - Southeastern LSD	57.10	43.57	1.334
34	Springfield - Zane Trace LSD	56.40	42.96	1.316
35	Twin - Paint Valley LSD	57.40	42.02	1.287
36	Union - Adena LSD	61.60	42.96	1.316
37	Union - Union Scioto LSD	59.20	42.58	1.304

An explanation of Ross County Property Tax Rates as shown on this chart

Voted Tax Rate: the total rate approved by the voters in your taxing district for support of your school district, municipality, township, vocational school, and county-wide services. This rate also includes 10 mills of unvoted taxes guaranteed by the Ohio Constitution.

Effective Tax Rate: your tax rate after the tax reduction factor is applied. Ohio legislation known as House Bill 920 helps protect you from unvoted increases in property taxes. Passed in 1976, HB 920 reduces your rate as property values in your district increase during triennial reappraisals and updates. However, once a school district's effective operating millage is reduced to 20 mills no further reduction in the school district millage is allowed.

Tax as a Percentage of Market: a simple percentage used to estimate annual property taxes for an owner-occupied residential property. Multiply the market value of the property by the percentage listed for your taxing district.

Example: Taxes for a \$100,000 home in Chillicothe in the Chillicothe School District (Dist. 30)

$$\$100,000 \times 1.549\% (.01549) = \$1,549.00$$

Example: Taxes for a \$100,000 home in Buckskin Twsp. in the Adena School District (Dist. 1)

$$\$100,000 \times 1.384\% (.01384) = \$1,384.00$$

Other factors that might affect your tax bill:

Special Assessments - charges by local government entities to cover the cost of special improvements or services. See Ross County Auditor for more information.

Homestead Exemption - a reduction in property taxes available to senior citizens and disabled homeowners. See Ross County Auditor for more information.