

2021 ANNUAL LOCAL GOVERNMENT COSTS

How do the costs of real estate taxes, school district income taxes, city income tax, and water and sewer rates for the cities and villages in Greene and Montgomery counties compare?

Rank	City or Village (2010 Census Population)	Real Estate Taxes (1)	City Income Tax (2)	School District Income Tax (3)	Annual Water & Sewer Rates (4)	Total
1	Bellbrook City (6,943)	\$2,275.47	--	--	\$1,113.12	\$3,388.59
2	Beavercreek City (45,193)	\$2,554.99	--	--	\$1,209.92	\$3,764.91
3	Vandalia City (15,246)	\$2,250.92	\$1,000.00	--	\$759.72	\$4,010.64
4	Xenia City (25,719)	\$1,660.23	\$1,125.00	\$250.00	\$1,044.00	\$4,079.23
5	Huber Heights City (38,101)	\$2,288.85	\$1,125.00	--	\$744.60	\$4,158.45
6	Union City (6,419)	\$2,952.44	\$500.00	--	\$715.60	\$4,168.04
7	Fairborn City (32,352)	\$1,984.79	\$1,000.00	\$250.00	\$961.20	\$4,195.99
8	Cedarville Village (4,019)	\$1,742.12	\$625.00	\$625.00	\$1,209.92	\$4,202.04
9	Brookville City (5,884)	\$2,096.95	\$1,000.00	--	\$1,150.16	\$4,247.11
10	Englewood City (13,465)	\$2,547.93	\$875.00	--	\$832.40	\$4,255.33
11	Riverside City (23,201)	\$2,257.61	\$750.00	--	\$1,372.20	\$4,379.81
12	Dayton City (141,527)	\$2,511.18	\$1,250.00	--	\$776.68	\$4,537.86
13	New Lebanon Village (3,995)	\$2,452.75	\$500.00	\$625.00	\$1,053.92	\$4,631.71
14	Farmersville Village (1,009)	\$2,231.58	\$500.00	\$625.00	\$1,374.76	\$4,731.34
15	Clayton City (13,209)	\$2,642.16	\$750.00	--	\$1,372.20	\$4,764.36
16	West Carrollton City (13,143)	\$2,660.22	\$1,125.00	--	\$1,016.60	\$4,801.82
17	Germantown Village (5,547)	\$2,089.78	\$750.00	\$625.00	\$1,401.60	\$4,866.38
18	Moraine City (6,307)	\$2,421.79	\$1,250.00	--	\$1,372.20	\$5,043.99
19	Kettering City (56,163)	\$2,548.27	\$1,125.00	--	\$1,372.20	\$5,045.47
20	Centerville City (23,999)	\$2,557.74	\$1,125.00	--	\$1,372.20	\$5,054.94
21	Miamisburg City (20,181)	\$2,323.76	\$1,125.00	--	\$1,734.52	\$5,183.28
22	Oakwood City (9,202)	\$3,112.65	\$1,250.00	--	\$1,008.84	\$5,371.49
23	Trotwood City (27,431)	\$2,902.07	\$1,125.00	--	\$1,379.68	\$5,406.75
24	Yellow Springs Village (3,487)	\$1,974.85	\$750.00	\$500.00	\$2,340.92	\$5,565.77
	AVERAGES (5)	\$2,376.71	\$937.50	\$500.00	\$1,195.38	\$4,577.30

- (1) Home value of \$100K. Real estate includes taxes for County, City/Village, School, Twp, Board of Health, & vocational school.
 (2) Estimated earned income \$50K in the City/Village of residence. (If the income is earned in other than the place of residence, that City's earning rate would apply and thus change the total cost.)
 (3) This is if a school district imposes an income tax above the property tax amount. Based on \$50K with one personal, one spouse, and one dependent exemption.
 (4) 2021 Rates per the City of Oakwood Water/Sewer survey. Based on the residential usage of 1,000 cubic feet/month.
 (5) Income and school district averages are based on the number of the cities/villages with taxes.

Taxes are based on the 2020 property tax rate paid in 2021.

2020 Tax Rates–Montgomery County, Oh: [https://www.mcoho.org/Taxation%20Rate%202020%20\(payable%202021\).pdf](https://www.mcoho.org/Taxation%20Rate%202020%20(payable%202021).pdf)

2020 Tax Rates–Greene County, Oh: <https://www.greencountyohio.gov/DocumentCenter/View/25815/Tax-Year-2020-Treasurer-Tax-Sheet-PDF?bidId=>

Information from independent sources compiled by the City of Beavercreek, April 2021