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Flooded Property May Qualify for Valuation Deduction

HAMILTON, OHIO – If you sustained flood damage from the torrential rainfall experienced on the west side of Hamilton on June 2, you may be eligible for property tax relief. If there is damage which will affect the value of your property for tax year 2016, payable in 2017, you may file an Application for Valuation Deduction for Destroyed or Damaged Property with the Butler County Auditor's Office.

We know from media reports that several west side residents and businesses sustained flood damage to their properties after as much as 3 inches of rain fell in about 30 minutes.

“There may be dozens of homes affected by this storm, so we are recommending that homeowners and business owners consider applying for property tax relief,” said Butler County Auditor Roger Reynolds. “If a building's value has been impacted in a negative way we want to be able to temporarily reduce that value.”

Before any consideration of value can be determined for the tax bill, DTE Form 26, the Application for Valuation Deduction for Destroyed or Damaged Real Property, must be completed, notarized and returned to the Butler County Auditor's Office, 130 High Street, Hamilton, Ohio 45011. Those that qualify will receive up to a 75% reduction on their 2016 tax bill (payable in 2017) for damage to their property caused by the June 2 storm. The application deadline is Dec. 31, 2016.

Even if the damage is repaired promptly, property owners should take pictures of the damage and/or provide insurance claims and file this information with the notarized application. Notaries public are available at the Auditor's Office if needed.

Personal property loss, such as furniture, appliances or vehicles, is not considered by our office. The value deduction is based on real property damage only.

The DTE Form 26 is available to download from the Butler County Auditor's web site at www.butlercountyauditor.org. Click on the Forms link near the top of the Auditor's home page and look for DTE26.