



City of Newport

Proposed Tax Rates: Public Hearing

09/08/25



Campbell County Property Valuation Administrator
Daniel K. Braun

To: City of Newport
From: Daniel K. Braun
Re: 2025 Certified Assessments
Date: July 21, 2025

Here are the certified assessment totals for tax year 2025 for the city of Newport. I have also attached the detailed assessment rolls for the city. Please let me know if you have any questions or need more information.

Total 2025 Real Estate Assessment before Exemptions:	\$ 3,264,720,686
Total 2025 Homestead and Disability Exemptions:	\$ 45,793,300
Total 2025 Fully Exempted Property (FEX):	\$ 1,920,717,748
Total 2025 Taxable Real Estate Assessment after Exemption:	\$ 1,298,209,638
Total 2024 Taxable Real Estate Assessment after Exemption:	\$ 1,280,547,974
Total Taxable Real Estate Assessment Growth over 2024:	\$ 17,661,664
Additions for Tax Year 2025:	\$ 3,999,200
Deletions from Tax Year 2024 for Tax Year 2025:	\$ 6,995,993
Total 2025 Taxable Tangible Personal Property Assessment	\$ 65,394,358

Tax Year 2025 - County PVA & State of Kentucky PSC Data

			Current Year
			2025
Real Estate (PVA) :	Residential -	4,616	3,264,720,686
	Commercial -	1,993	
		6,609	
Real Estate-PSC(KY) : (Public Service Commission)	Gas/Electric -	2	8,420,276
	RR -	1	
			3,273,140,962
Less Exemptions:	Federal-	10	(2,398,200)
	State-	100	(846,943,052)
	County-	20	(56,928,600)
	City-	30	(793,102,666)
	Educational-	40	(76,566,200)
	Homestead-	50	(38,787,800)
	Homestead-	57	(84,500)
	Disability-	60	(6,874,000)
	Disability-	67	(47,000)
	Religious-	80	(46,867,003)
	Homestead-	57	(84,500)
	Public Service-	95	(212,568)
	Moratoriums-	69	(11,179,753)
Total Taxable Real Property:			1,393,065,120
Tangible Property (PVA) :	General -	606	65,394,358
Tangible-PSC (KY) : (Public Service Commission)	Telecomm -	22	37,313,953
	Gas/Electric -	2	
	DSP -	1	
	RR -	1	
Total Taxable Personal Property:			102,708,311

New Property	
Additions:	3,999,200
Deletions:	(6,995,993)
Gain / (Loss):	(2,996,793)

Various Compensating Rates				
Real Estate				
<u>Year</u>	<u>Tier</u>	<u>Rate (per 1,000)</u>	<u>Generated Revenue</u>	<u>Additional Revenue</u>
2024	Actual	2.153		
2025	Comp	2.150	2,785,220	-
2025	Comp +1	2.17	2,813,080	27,860
2025	Comp +2	2.19	2,840,920	55,700
2025	Comp +3	2.22	2,868,770	83,550
2025	Comp +4	2.24	2,896,630	111,410
Tangible (Personal Property)				
<u>Year</u>	<u>Tier</u>	<u>Rate (per 1,000)</u>	<u>Generated Revenue</u>	<u>Additional Revenue</u>
2024	Actual	2.590		
2025	Comp	2.774	284,930	-
2025	Comp +1	2.80	287,780	2,850
2025	Comp +2	2.83	290,630	5,700
2025	Comp +3	2.86	293,480	8,550
2025	Comp +4	2.89	296,330	11,400

% of Revenues

Line Item	Description	Amount
100.1000.3010	Real Estate-Current	2,763,440
100.1000.3011	Real Estate-Delinquent	50,000
100.1000.3013	Real Estate-PILOT	902,350
100.1000.3014	RE-Public Svc Current	5,700
100.1000.3015	RE-Public Svc Delinquent	-
100.1000.3017	TIF - RE Revenues	-
100.1000.3018	RE-Penalty & Int.	25,000
100.1000.3020	Tangible-Current	227,140
100.1000.3021	Tangible-Delinquent	7,500
100.1000.3022	Tang-Public Svc Current	100,000
100.1000.3023	Tang-Public Svc Delinquent	-
100.1000.3028	Tangible-Penalty & Int.	1,000
100.1000.3030	Bank Shares	170,000

Property Tax : 4,252,130

14.4%

Total Revenue Budget (FY 2026) : 29,463,070

Property Tax 35,153,890

2025: Stand Alone Rates (\$ per 1,000)

Jurisdiction	Rank	Tax Year	Real Estate
Southgate	1	2024	5.240
Melbourne	2	2024	4.970
Dayton	3	2024	3.990
Ft. Thomas	4	2024	3.480
Bellevue	5	2024	3.390
Covington	-	2024	2.770
Florence	-	2024	2.390
Wilder	6	2024	2.310
Newport	7	2025	2.240
Woodlawn	8	2024	1.840
Silver Grove	9	2024	1.820
Campbell Co	10	2024	1.650
California	11	2024	1.550
Crestview	12	2024	1.510
Highland Heights	13	2024	1.470
Alexandria	14	2024	1.400
Cold Spring	15	2024	1.270
Mentor	16	2024	0.900

- All information from 'KY tax rate books' at :

<https://revenue.ky.gov/News/Publications/Pages/Property-Tax-Rate-Books.aspx>

2025 (2024) : Real Estate Rates w/ Fire Districts (\$ per 1,000)

Jurisdiction	Rank	Tax Year	Real Estate	Fire District*		Total Prop Tax
Melbourne	1	2024	4.970	# 6	2.000	= 6.970
Southgate	2	2024	5.240	# 7	0.539	= 5.779
Dayton	3	2024	3.990	-	-	= 3.990
Campbell Co	4	2024	1.650	# 1	2.000	= 3.650
Silver Grove	5	2024	1.820	# 8	1.800	= 3.620
Crestview	6	2024	1.510	# 2	2.000	= 3.510
Ft. Thomas	7	2024	3.480	-	-	= 3.480
Highland Heights	8	2024	1.470	# 2	2.000	= 3.470
Bellevue	9	2024	3.390	-	-	= 3.390
California	10	2024	1.550	# 8	1.800	= 3.350
Cold Spring	11	2024	1.270	# 2	2.000	= 3.270
Alexandria	12	2024	1.400	# 8	1.800	= 3.200
Covington	-	2024	2.770	-	-	= 2.770
Mentor	13	2024	0.900	# 8	1.800	= 2.700
Florence	-	2024	2.390	-	-	= 2.390
Wilder	14	2024	2.310	-	-	= 2.310
Newport	15	2025	2.240	-	-	= 2.240
Woodlawn	16	2024	1.840	-	-	= 1.840

2024 : Fire Districts (\$ per 1,000)

East Campbell or Campbell County :	# 1	2.000
Central Campbell :	# 2	2.000
- :	# 3	-
- :	# 4	-
- :	# 5	-
Melbourne :	# 6	2.000
Southgate :	# 7	0.5387
Campbell Fire & Rescue (Alexandria/Southern Campbell) :	# 8	1.800
Florence (Outside City of Florence) :	-	1.5000

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2025 (2024) : Real Estate Rates w/ Fire Districts (\$ per 1,000)

Jurisdiction	Rank	Tax Year	Real Estate	Fire District *		School District **			Total Prop Tax
Ft. Thomas	1	2024	3.480	-	-	Ft. Ind	10.170	=	13.650
Melbourne	2	2024	4.970	# 6	2.000	CC	6.430	=	13.400
Dayton	3	2024	3.990	-	-	Day Ind	8.700	=	12.690
Southgate	4	2024	5.240	# 7	0.539	CC (HS)	6.430	=	12.209
Covington	-	2024	2.770	-	-	-	9.250	=	12.020
Bellevue	5	2024	3.390	-	-	Bell Ind	8.200	=	11.590
Campbell Co	6	2024	1.650	# 1	2.000	CC	6.430	=	10.080
Silver Grove	7	2024	1.820	# 8	1.800	CC	6.430	=	10.050
Crestview	8/9	2024	1.510	# 2	2.000	CC	6.430	=	9.940
Newport	8/9	2025	2.240	-	-	Npt Ind	7.700	=	9.940
Highland Heights	10	2024	1.470	# 2	2.000	CC	6.430	=	9.900
California	11	2024	1.550	# 8	1.800	CC	6.430	=	9.780
Cold Spring	12	2024	1.270	# 2	2.000	CC	6.430	=	9.700
Alexandria	13	2024	1.400	# 8	1.800	CC	6.430	=	9.630
Mentor	14	2024	0.900	# 8	1.800	CC	6.430	=	9.130
Wilder	15	2024	2.310	-	-	CC	6.430	=	8.740
Florence	-	2024	2.390	Florence	-	Boone	6.260	=	8.650
Woodlawn	16	2024	1.840	-	-	CC	6.430	=	8.270

* Fire District Rates (2024)

East Campbell or Campbell County :	# 1	2.000
Central Campbell :	# 2	2.000
- :	# 3	-
- :	# 4	-
- :	# 5	-
Melbourne :	# 6	2.000
Southgate :	# 7	0.5387
Campbell Fire & Rescue (Alexandria/Southern Camp.) :	# 8	1.800

** School District Rates

2024	10.770	: Southgate Independent
2024	10.170	: Ft. Thomas Independent
2024	9.250	: Covington Independent
2024	8.700	: Dayton Independent
2024	8.200	: Bellevue Independent
2025	7.700	: Newport Independent
2024	6.430	: Campbell County
2024	6.260	: Boone County

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Tax Rate Computation Per \$1,000 of Assessment

Preliminary as of 09/07/25

	2025 Rate	2024 Rate	Difference
Rate :	0.00224	0.00215	0.00009 = \$9.00 per 1,000
PVA Assessment :	150,000	150,000	
Taxes :	336.00	322.50	13.50
PVA Assessment :	200,000	200,000	
Taxes :	448.00	430.00	18.00
PVA Assessment :	250,000	250,000	
Taxes :	560.00	537.50	22.50
PVA Assessment :	300,000	300,000	
Taxes :	672.00	645.00	27.00

Tax Exempt Properties

PILOT Programs "Payment - In -Lieu - Of - Taxes"

Anticipated PILOT Payments

for FY 2026 (Tax Year 2025) : 899,000

Proposed Tax Rate : 0.00224

"Equivalent Tax" Value : 402,057,245

**Refuse Garbage Rates:
Once a Week Pickup with Recycling**

	2022 Rate	2023 Rate	2024 Rate	2025 Rate
Homestead :	226.50	233.50	233.50	233.50
Regular :	281.50	290.00	290.00	290.00

Questions?

Finance Department

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