

Anderson Township

Hamilton County, Ohio

HISTORY & LOCATION

- Established 1793
- Located Approximately 12 miles east of Cincinnati, Southeast corner of Hamilton County
- 31.2 Square Miles

QUICK FACTS

- 2000 Population – 43,857
- 2000 Housing Units – 16,053
- Owner Occupied Housing Units – 87.8%
- Median Home Value (2000) - \$157,900
- Median Household Income (1999) - \$70,997

GOVERNMENT CONTACT INFORMATION

Anderson Township
Government Building
7954 Beechmont Ave.
Anderson Township,
Ohio 45255
(513) 474-5560
Fax: (513) 474-5289
www.andersontownship.org

Development Services
(513) 474-5123

Public Works
(513) 474-5080

911 Emergency - Police,
Fire or Life Squad

Police Dispatch
(513) 825-2280

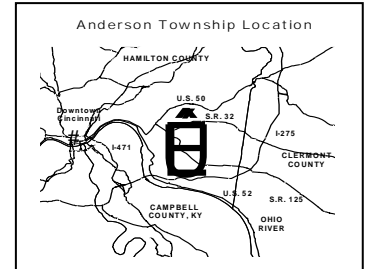
Fire Dispatch
(513) 825-2260

Heritage Center
(513) 474-5380

Park District
(513) 474-0003

Senior Center
(513) 474-3100

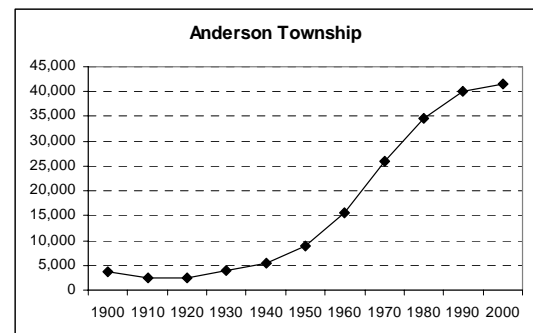
Anderson Township, located in the southeastern corner of Hamilton County, Ohio, is one of the most heavily populated townships in the State of Ohio and has the fourth highest population total of Hamilton County's 49 political jurisdictions. Bounded by the Little Miami and Ohio Rivers, the community is dominated by rolling, wooded topography that creates scenic vistas of the beautiful natural environment in which the Township is located. Anderson Township has managed to preserve many of these features, while witnessing significant population and commercial growth. Much of this activity has followed Beechmont Avenue (State Route 125), the community's major thoroughfare that connects much of Southern Ohio to Columbia Parkway (U.S. 50) and Downtown Cincinnati.



HISTORY

Founded in 1793, Anderson Township was the fifth township in Hamilton County, originally bounded by the Ohio and Little Miami Rivers and extending into what is now Clermont County. The first settlement in the Township was believed to be located near the mouth of the Little Miami River as pioneers moved west from Green County, Pennsylvania. In the early 1800s, the dwellings in this area were scattered along the Little Miami River (in settlements such as Newtown) since the wooded hilltops were not conducive to settlement. As time passed, settlers concentrated near Mt. Washington and California, communities that were later annexed into the City of Cincinnati.

Growth in the Township as we know it today occurred in farming outposts such as Forestville, Sweetwine, Fruit Hill, and Cherry Grove. Throughout the remainder of the 1800s, large woodlots were cleared for hardwood and riverboat fuel. This gave way to a rise in agricultural activities in Anderson Township. During this time, a majority of the population growth in the Cincinnati region continued to be focused in the Mill Creek Valley. Thus, Anderson Township remained fairly undeveloped until the suburbanization that followed World War II. This development increase was fueled by the completion of the Beechmont Levee, and later the development of I-275 and I-471, which provided residents more direct routes to Downtown Cincinnati and other parts of the Tri-State. As a result (as reflected in the chart to the right), the population of Anderson Township grew by an average of nearly 1,000 persons per year from the mid 1950s through the early 1990s. Even as a smaller supply of land in recent years has slowed development, the Township continues to witness around 100 new housing starts each year, along with a steady stream of commercial developments.





GOVERNMENT STRUCTURE

Anderson Township is a full service township that is governed by three Township Trustees and a Township Clerk. The Township maintains independent development services, public works, fire, and police departments (the Township contracts with the Hamilton County Sheriff for police services). Anderson has its own Park District, which recently received the only perfect score in *Cincinnati Magazine's* rating of the 92 neighborhoods in Greater Cincinnati. In addition, Anderson is the only township in the State of Ohio with a greenspace program that protects over five hundred acres of natural environment. Finally, the Township's Senior Center sponsors many programs and activities for the residents of the community. The Township administration and staff may be reached at the address and phone numbers on the previous page. However, several Township-wide public operations are not located at the administration address: The Heritage Center (890 Eight Mile Road, 45255), Park District (8249 Clough Pike, 45244), Senior Center (7970 Beechmont Avenue, 45255).



POPULATION, SOCIOECONOMIC & HOUSING CHARACTERISTICS

Anderson Township is one of the most populated townships in the State of Ohio. In 2000, just under 44,000 persons called Anderson "home". The 2000 Census reported that Anderson had the ninth highest median income in Hamilton County (\$70,997), and home values were similarly high (\$157,900). Also, nearly 88% of nonvacant housing units were owner-occupied. Other census data for the community includes:

2000 Census of Population & Housing Statistics					
Indicator	Anderson Township	Hamilton County	Indicator	Anderson Township	Hamilton County
Total Population	43,857	845,303	Median Household Income	\$70,997	\$40,694
Male	48.6%	47.7%	Total Households	15,629	346,790
Female	51.4%	52.3%	Total Housing Units	16,050	373,393
White	96.6%	72.9%	Single Family	89.8%	59.3%
Black	0.7%	23.4%	Multi-Family	10.1%	39.8%
Other	2.7%	3.7%	Other	0.1%	0.9%
Under 5	6.7%	6.7%	Owner Occupied	85.5%	55.6%
5 to 19	25.1%	21.9%	Median Value	\$157,900	\$111,400
20 to 34	12.6%	20.7%	Renter Occupied	11.8%	37.3%
35 to 44	17.8%	15.7%	Median Rent	\$729	\$485
45 to 64	26.1%	21.5%	Vacant	2.6%	7.1%
65 & Over	11.7%	13.5%			



LAND USE PATTERNS & RESIDENTIAL BUILDING ACTIVITY

A large portion of Anderson Township is used for residential activities. The table to the bottom left depicts the amount and percent of land in each of the following uses, as categorized by the Hamilton County Auditor's land use classification system. Between 1970 and 2005, over 9,300 housing units were constructed in Anderson Township. Although this pace has slowed in recent years, as Anderson Township has become more developed, the last fifteen years still witnessed the construction of over 2,000 new housing units. A breakdown of the number of housing units permitted each year appears in the table to the bottom right.

Land Use Distribution		
Land Use	Anderson Township	Hamilton County
Agriculture	7.1%	10.3%
Commercial / Office	1.9%	3.9%
Single Family Residential	41.5%	35.4%
Multi Family Residential	0.8%	3.5%
Industrial	2.0%	5.8%
Public / Institutional	25.8%	16.7%
Parks & Recreation	4.4%	3.7%
Vacant	10.8%	15.4%
Not Available	5.8%	5.3%

Residential Building Activity (New Housing Units)			
Year	Units	Year	Units
1990	347	1998	92
1991	310	1999	114
1992	216	2000	130
1993	168	2001	74
1994	284	2002	86
1995	85	2003	44
1996	126	2004	93
1997	148	2005	105



SCHOOLS

Nearly all of Anderson Township is located in the Forest Hills Local School District (a few residences are located in the Cincinnati City School District). The approximately 7,600 students in the School District are enrolled in one of nine schools, including: six elementary schools (Ayer, Maddux, Mercer, Sherwood, Summit and Wilson - Kindergarten through 6th grade), one middle school (Nagel - 7th & 8th grades), and two high schools (Anderson & Turpin - 9th through 12th grades). The Forest Hills School Local District is also a member of the Great Oaks Joint Vocational School District and offers numerous programs for handicapped and special students.

In 2005 the Forest Hills School District was presented a banner from the Ohio Department of Education recognizing the achievement of receiving an "Excellent" rating on the State Report Card for five consecutive years. Only 47 of the state's 614 school districts have achieved an Excellent rating for five consecutive years putting FHSD in the top 8 percent of districts in the state. This was achieved with more than 7,000 students and by spending less per pupil than many of the other school districts that are rated excellent. In Hamilton County alone, FHSD's cost per pupil continues to be significantly lower than most with only four of the county's 22 public school districts spending less per pupil than Forest Hills School District. Several other key comparisons of Forest Hills to State averages include:

- *Property Valuation per Student - Forest Hills \$153,765 versus State average of \$129,347*
- *Total Operating Revenue per Student - Forest Hills \$8,319 versus State average of \$9,079*
- *The district's average dollars spent on instruction (as a % of total spending) continues to be high (1st out of 22 Hamilton County School Districts)*

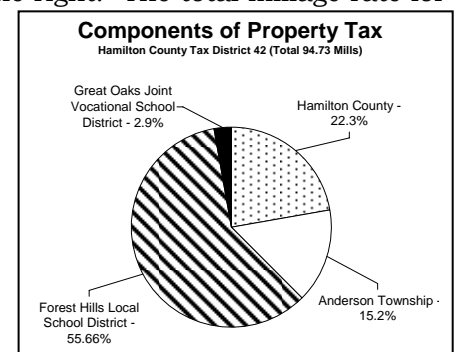
As evidenced by these figures, the Forest Hills Local School District has a proven record of sound performance with less funding than many of its neighboring school districts. For more information on the School District, or specific schools, please contact the District Offices (located at 7550 Forest Road - 45255) at (513) 231-3600 or visit the School District's website at <http://www.foresthills.edu>. Finally, there are also several excellent non-public educational institutions serving Anderson Township, the largest of which are operated by the Archdiocese of Cincinnati. These Catholic schools include two elementary schools (Immaculate Heart of Mary and Guardian Angels) and one high school (Archbishop McNicholas High School). Thus, the area is well served by both public and private schools.



TAXATION

Anderson Township does not have and legally cannot levy a personal income tax on its residents or employees. Thus, the primary source of funds for government operations is property taxes. Most of the Township is in Tax District 42, which is in the Forest Hills Local School District, while a small portion (in the Cincinnati School District) is in Tax District 2. The total millage and various components (and percentages) of this amount in Tax District 42 is shown in the chart to the right. The total millage rate for each district is then multiplied by a reduction factor to arrive at the total effective rates for residential/agricultural property and commercial/industrial property. Therefore, the 2005 effective tax rate in Tax District 42 is \$51.15 per \$1,000 of assessed valuation for residential/agricultural properties, and \$66.32 per \$1,000 for commercial/industrial properties. These same figures for Tax District 2 are \$56.75 and \$70.09, respectively.

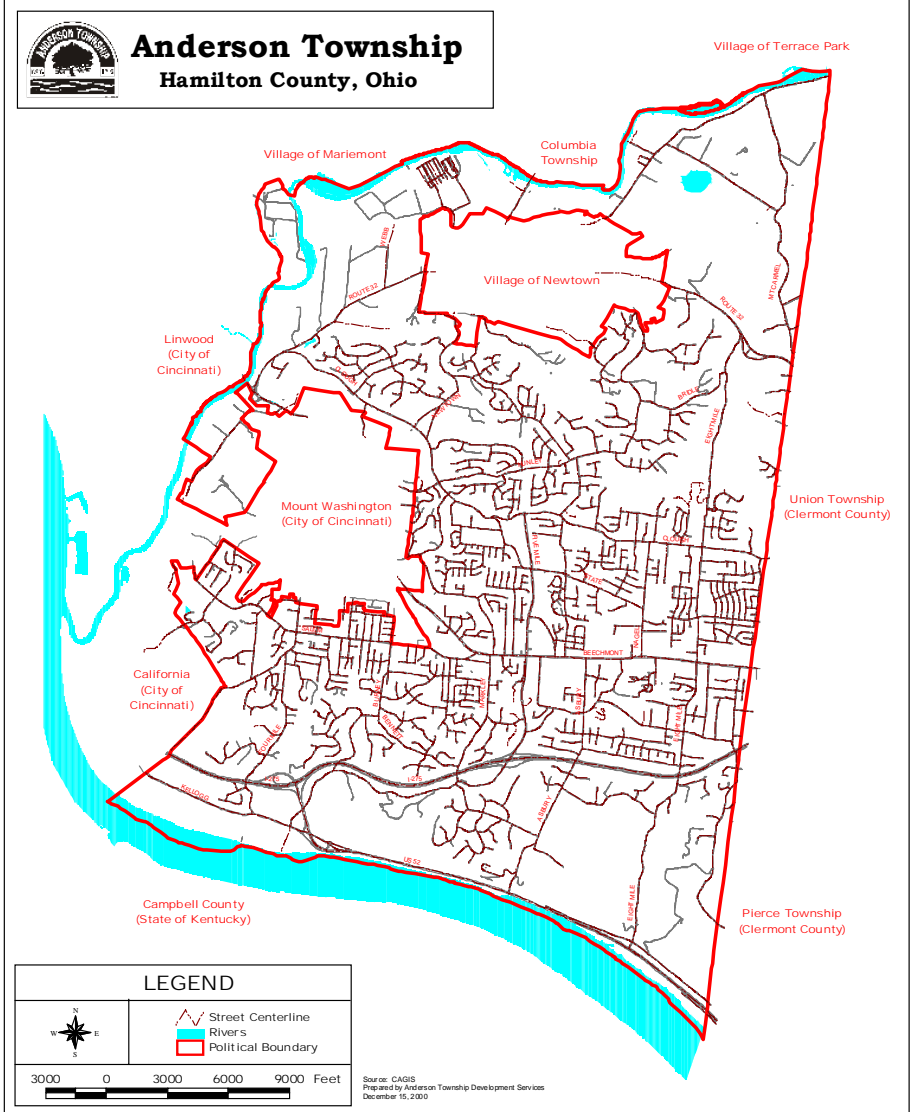
To determine the taxes that will ultimately be paid, properties are first assessed a value by the Hamilton County Auditor. Landowners are then taxed on 35% of the assessed value. Thus, if a person owns a \$100,000 home, he or she would pay taxes on 35% of this value. The resulting tax bill would then be \$1,508.73 in Tax District 42 (Forest Hills Schools) and \$1,596.02 in Tax District 2 (Cincinnati Schools). For more information on property tax rates and assessed valuation, please contact the Hamilton County Auditor at (513) 946-4000, or visit his website at <http://www.hamiltoncountyauditor.org>.





TRANSPORTATION

As reflected in the map to the right, four major east-west thoroughfares serve Anderson Township. First, State Highway 32 (Batavia Pike) serves the northern part of the Township and carries approximately 25,000 to 30,000 vehicles per day. It begins near Lunken Airport and becomes the Appalachian Highway in Clermont County, terminating in Athens in Southeast Ohio. The Township is nearly bisected by State Highway 125 (Beechmont Avenue), which also connects Southern Ohio with Cincinnati's eastern neighborhoods and eventually downtown (via U.S. 50), carrying around 35,000 vehicles per day. Interstate 275 (Cincinnati's beltway) cuts across the southern portion of the Township and provides a link to the International Airport, Northern Kentucky, Downtown Cincinnati (via I-471 in Northern Kentucky), Clermont County, and Cincinnati's northern suburbs. The portion of this route in Anderson Township handles also nearly 40,000 vehicles per day. Finally, U.S. 52 (Kellogg Avenue) is a national highway that transverses Ohio along the Ohio River, carrying around 10,000 vehicles per day in Anderson Township.



In addition, Anderson Township is also quite accessible through a number of other transportation options. First, there are several METRO bus routes and related park and ride facilities that provide public transportation options to Township residents. Anderson is also adjacent to Lunken Airport (Cincinnati's municipal airport), 20 miles from the Greater Cincinnati/Northern Kentucky International Airport (via I-275), and less than 10 miles from the Clermont County Airport near Batavia. Located on the Ohio River, Anderson is in close proximity to numerous transport locations for river freight, and there are several marinas within five miles of most of the Township. Finally, U.S. 52 (Kellogg Avenue) is a major truck route in the southern portion of the Township, while the northern portion of the Township is served by the Norfolk & Western Railroad.



MAJOR EMPLOYERS

Although a majority of the land in Anderson Township is devoted to residential uses, the U.S. Census Bureau estimates that nearly 20,000 persons work in the approximate 1,600 businesses in the Anderson area (including Mt. Washington, Newtown, and Western Clermont County west of I-275). The largest of these employers are Mercy Hospital Anderson, Senco Products, Inc., Evans Landscaping, Beechmont Automotive Group, Beech Acres, and the Forest Hills Local School District. For more information on employers and business opportunities in the Anderson area, please contact the Anderson Area Chamber of Commerce (located at 8072B Beechmont Ave., 45255) at (513) 474-4802.