

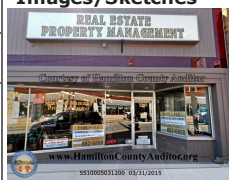
Dusty Rhodes, Hamilton County Auditor

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Property Report

Parcel ID 551-0005-0312-00 **Address** 3341 HARRISON AVE **Index Order** Parcel Number **Tax Year** 2015 Payable 2016

Property Information

Tax District 019 - CHEVIOT-CINTI CSD	School District CINCINNATI CSD	Land Use 447 - OFFICE - 1-2 STORIES	Images/Sketches 
Appraisal Area 55101 - CHEVIOT 01	Owner Name and Address SERVICEMAX REALTY LLC TR 3341 HARRISON AVE CINCINNATI OH 45211 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address SERVICEMAX REALTY LLC TR 3341 HARRISON AVE CINCINNATI OH 45211 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 26,370	Effective Tax Rate 94.406470	Total Tax \$2,489.50	
Property Description 3341 HARRISON PK 29 X 100.36 IRR PT LOTS 9-10 J CRAIG SUB			

Appraisal/Sales Summary

Year Built	1950
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	12/4/2015
Last Sale Amount	\$0
Conveyance Number	96340
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.080
Front Footage	0.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	39,890
CAUV Value	0
Market Improvement Value	35,460
Market Total Value	75,350
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,489.50
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	447 OFFICE - 1-2 STORIES	2,800	1950

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	344 Office Building	2,800	9	1

Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
City of Cheviot - Current Expense	Renewal	3.00	\$45.69	\$45.69	H

Levies Passed - 2015 Pay 2016 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
City of Cheviot - Road Improvement	Additional	3.00	\$0.00	\$79.11	A

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	96340	0	12/4/2015	NAMAKY KELLEY S,	SERVICEMAX REALTY LLC TR,
2015		0	10/21/2015	NAMAKY MICHAEL M	NAMAKY KELLEY S
2015		0	10/5/2015	ARIES PROPERTY SERVICES LLC	NAMAKY MICHAEL M
2008	10072	85,000	7/24/2008	WINTERS JAMES R & ALLENE	ARIES PROPERTY SERVICES LLC
2004		0	3/26/2004	BRESSETTE DON R TR	WINTERS JAMES R & ALLENE
1996	0	0	6/18/1996	WINTERS JAMES R & ALLENE	BRESSETTE DON R TR
1974	0	0	11/19/1974	Unknown	WINTERS JAMES R & ALLENE

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	9/19/2014	39,890	35,460	75,350	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	41,120	36,560	77,680	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	39,100	45,900	85,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/26/2005	39,100	63,400	102,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	21,300	77,800	99,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	20,300	74,200	94,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	20,100	67,900	88,000	0	110 Miscellaneous

Board of Revision Case History								
Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
 **A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.
 ***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER		Tax Overview	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	019 - CHEVIOT-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	SERVICEMAX REALTY LLC TR	Full Rate	111.160000
Tax Bill Mail Address	SERVICEMAX REALTY LLC TR 3341 HARRISON AVE CINCINNATI OH 45211	Effective Rate	94.406470
		Non Business Credit	0.096822
		Owner Occupancy Credit	0.024205
		Certified Delinquent Year	0
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value	
Land	13,960
Improvements	12,410
Total	26,370

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,465.64		\$1,465.64	
Credit			\$220.89		\$220.89	
Subtotal			\$1,244.75		\$1,244.75	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$1,244.75	\$0.00	\$1,244.75	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,244.75		\$1,244.75	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,244.75		\$1,244.75	
Total Paid	\$0.00		\$1,244.75		\$1,244.75	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year						
Date	Half	Prior	1st Half	2nd Half	Surplus	
6/14/2016	2 - 2015	\$0.00	\$0.00	\$1,244.75	\$0.00	
1/20/2016	1 - 2015	\$0.00	\$1,244.75	\$0.00	\$0.00	
6/10/2015	2 - 2014	\$0.00	\$0.00	\$1,233.97	\$0.00	
1/23/2015	1 - 2014	\$0.00	\$1,233.97	\$0.00	\$0.00	
6/20/2014	2 - 2013	\$0.00	\$0.00	\$1,272.16	\$0.00	
1/31/2014	1 - 2013	\$0.00	\$1,272.16	\$0.00	\$0.00	

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	39,890	Land	13,960	Full Tax Rate (mills)	111.160000
Building	35,460	Building	12,410	Reduction Factor	0.150716
Total	75,350	Total	26,370	Effective Tax Rate (mills)	94.406470
				Non Business Credit	0.096822
				Owner Occupancy Credit	0.024205

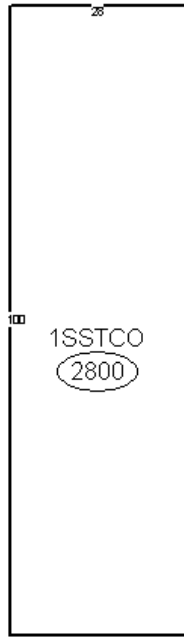
Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$2,931.28	School District	\$751.82
- Reduction Amount	\$441.78	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$248.72
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$29.76
Half Year Real Taxes	\$1,244.75	Public Library	\$13.19
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$4.48
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$35.89
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$30.71
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$54.45
Semi Annual Net	\$1,244.75	Park District	\$13.59
		Crime Information Center	\$4.00
		Children Services	\$35.56
		Senior Services	\$16.65
		Zoological Park	\$5.93

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
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Related Names

Name	Relationship	Status
SERVICEMAX REALTY LLC TR	Parcel Owner	Current
NAMAKEY KELLEY S	Parcel Owner	Retired