

Dusty Rhodes, Hamilton County Auditor

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Property Report


Parcel ID
595-0008-0483-00

Address
1954 CORDOVA AVE

Index Order
Parcel Number

Tax Year
2015 Payable 2016

Property Information

Tax District 135 - N.COLLEGE HILL-NCH CSD	Images/Sketches 
School District NORTH COLLEGE HILL CSD	
Appraisal Area 59503 - NORTH COLLEGE HILL 03	Land Use 510 - SINGLE FAMILY DWLG
Owner Name and Address SPOELKER JOHN R JR 470 RIDGEVIEW LN MAINEVILLE OH 45039 (call 946-4015 if incorrect)	Mailing Name and Address CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value 17,510	Effective Tax Rate 70.769111
Property Description 1954 CORDOVA AVE 86 X 58 PT LOTS 830-831 N COL HILL SEC B SUB PARS 483- 484 CONS	

Appraisal/Sales Summary	
Year Built	1954
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	6/10/2005
Last Sale Amount	\$49,900
Conveyance Number	36212
Deed Type	WD - Warranty Deed (Conv)
Deed Number	57131
# of Parcels Sold	1
Acreage	0.115
Front Footage	0.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	17,620
CAUV Value	0
Market Improvement Value	32,400
Market Total Value	50,020
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,123.82
Tax as % of Total Value	2.145%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	825	1954

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Fair	Year Built	1954
Exterior Wall Type	Frame/Siding	Finished Square Footage	825
Basement Type	Full Crawl	First Floor Area (sq. ft.)	825
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	None	Half Floor Area (sq. ft.)	0
Total Rooms	5	Finished Basement (sq. ft.)	0
# of Bedrooms	2		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Enclosed Frame Porch	140	
Canopy over Masonry Stoop	60	

No Proposed Levies Found

No Passed Levies Found

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.

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	9/20/2014	17,620	32,400	50,020	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	18,740	34,470	53,210	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	20,380	28,520	48,900	0	120 Reappraisal, Update or Annual Equalization
2005	10/5/2005	20,800	29,100	49,900	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	20,200	46,100	66,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	18,400	42,100	60,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	13,200	37,000	50,200	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
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*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:	135 - N.COLLEGE HILL-NCH CSD	Tax Lien Sold	No
Current Owner(s)	SPOELKER JOHN R JR	Full Rate	103.230000
Tax Bill Mail Address	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124	Effective Rate	70.769111
		Non Business Credit	0.093076
		Owner Occupancy Credit	0.023269
		Certified Delinquent Year	0
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00

Note: May represent multiple parcels

Taxable Value

Land	6,170
Improvements	11,340
Total	17,510

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$903.78		\$903.78	
Credit			\$284.20		\$284.20	
Subtotal			\$619.58		\$619.58	
Non Business Credit			\$57.67		\$57.67	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$561.91	\$0.00	\$561.91	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$561.91		\$561.91	
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		\$561.91		\$561.91	
Total Paid	\$0.00		\$561.91		\$561.91	
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
6/7/2016	2 - 2015	\$0.00	\$0.00	\$561.91	\$0.00
1/22/2016	1 - 2015	\$0.00	\$561.91	\$0.00	\$0.00
6/10/2015	2 - 2014	\$0.00	\$0.00	\$564.38	\$0.00
1/21/2015	1 - 2014	\$0.00	\$560.32	\$0.00	\$0.00
6/5/2014	2 - 2013	\$0.00	\$0.00	\$577.82	\$0.00
1/19/2014	1 - 2013	\$0.00	\$577.82	\$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	17,620	Land	6,170	Full Tax Rate (mills)	103.230000
Building	32,400	Building	11,340	Reduction Factor	0.314453
Total	50,020	Total	17,510	Effective Tax Rate (mills)	70.769111
				Non Business Credit	0.093076
				Owner Occupancy Credit	0.023269

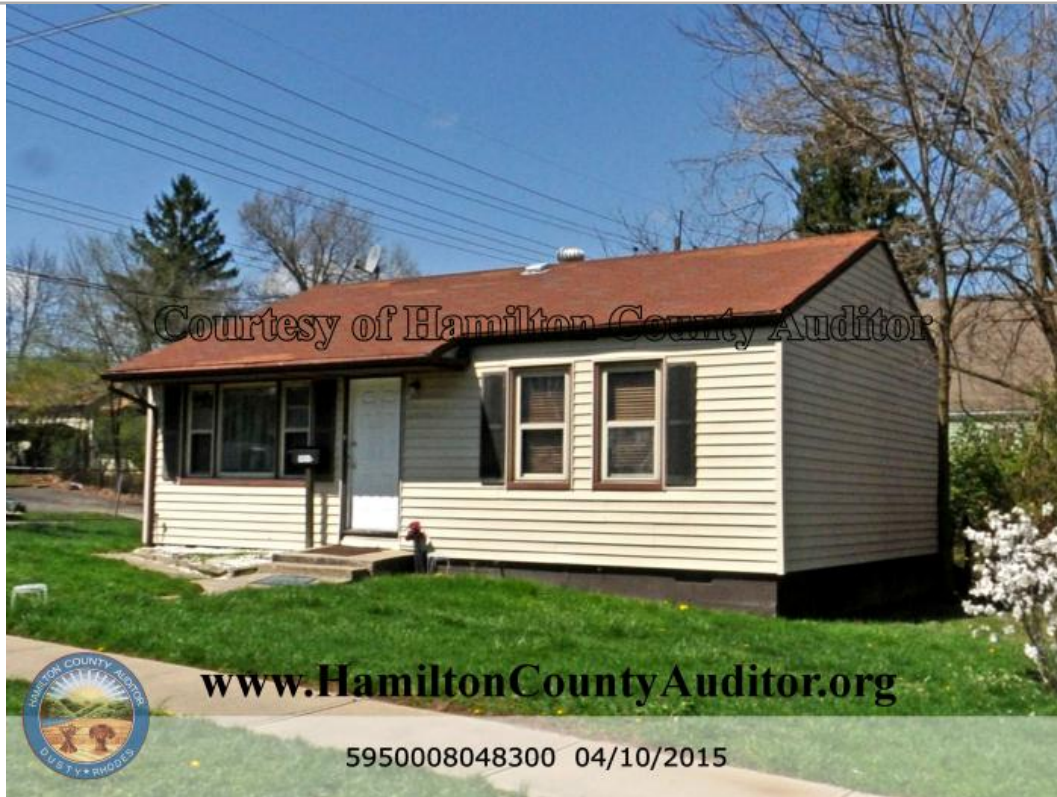
Tax Calculations

Half Year Tax Distributions

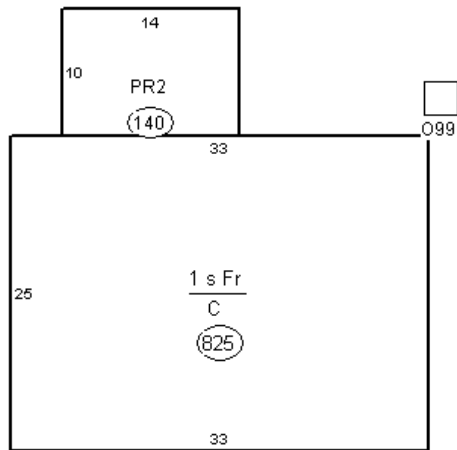
Gross Real Estate Tax	\$1,807.56	School District	\$325.69
- Reduction Amount	\$568.40	Township	\$0.00
- Non Business Credit	\$115.34	City/Village	\$99.92
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$16.77
- Homestead	\$0.00	County General Fund	\$17.83
Half Year Real Taxes	\$561.91	Public Library	\$7.88
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$2.68
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$13.43
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$12.95
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$31.07
Semi Annual Net	\$561.91	Park District	\$6.96
		Crime Information Center	\$1.30
		Children Services	\$14.80
		Senior Services	\$7.85
		Zoological Park	\$2.78

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
SPOELKER JOHN R JR	Parcel Owner	Current