

# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 206  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2016  
Due 2/16/2017

<b>PARCEL LOCATION:</b> REYNOLDSBURG-BALTIMORE RD NW		<b>PARCEL ID:</b> 0410240500	
ASHTON CROSSING DEVELOPMENT LLC  250 E BROAD ST STE 200 COLUMBUS OH 43215		<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> ASHTON CROSSING DEVELOPMENT LLC  <b>STUB:</b> 4065912 <b>LEGAL:</b> R 20 T 16 S 20 SW / ANNEXED 11-2-88 / TIF	
Gross Tax Rate	120.700000	Acres	13.0500
Reduction Factor	0.386572	Class	C
Effective Tax Rate	74.040794	Land Use Code	400
<b>TAX VALUES</b>		<b>CURRENT TAX DISTRIBUTION</b>	
Gross Taxes	\$50,758.04	Fairfield County	\$4,100.78
Reduction Factor	(\$19,621.64)	Violet Twp In Corp	\$4,564.70
Subtotal	\$31,136.40	Pickerington Lsd	\$18,532.22
Non-business Credit	\$0.00	Pickerington-City	\$2,614.72
Owner Occupancy Credit	\$0.00	Eastland Jvs	\$841.06
Homestead Reduction	\$0.00	Pickerington Public Library	\$315.40
CAUV Recoupment	\$0.00	F Co Historical Parks District	\$167.52
Farm Rollback	\$0.00		
Curr FULL Taxes	\$31,136.40	Special Assessment	\$0.00
Curr FULL Assessments	\$0.00		
Curr FULL Taxes + Asmts	\$31,136.40	Total	\$31,136.40
Curr HALF Taxes	\$0.00		
Curr HALF Assessments	\$0.00		
Curr HALF Taxes + Asmts	\$15,568.20		
Penalties	\$0.00		
Interest	\$0.00		
Adjustments	\$0.00		
Delinquent General Taxes	\$12,198.06		
Delinquent Assessments	\$2,236.08		
Omitted Taxes	\$0.00		
		<b>CREDIT CARD PAYMENTS</b>	
		Online at <a href="http://www.co.fairfield.oh.us/treasurer">http://www.co.fairfield.oh.us/treasurer</a>	
		Fairfield County does not collect/retain the fee charged.	
FULL YEAR TOTAL	\$45,570.54		
PAYMENTS	\$32,064.36		
OTHER CREDITS	\$0.00		
HALF YEAR DUE	\$0.00		
FULL YEAR DUE	\$13,506.18		
TaxBill prepared on:	4/2/2017	Return bottom portion with payment.	
		<b>APPRAISED VALUE</b>	
		Land	Improvement
		1,201,500	0
		Total 1,201,500	
		<b>TAXABLE VALUE</b>	
		Land	Improvement
		420,530	0
		Total 420,530	
		<b>OTHER VALUES</b>	
		Homestead	CAUV Value
			0
			TIF Value 0
		<b>SPECIAL ASSESSMENT</b>	
		Project:	Delq
			2,236.08
			Curr 0.00
		Total	\$2,236.08
			\$0.00
		<b>TO AVOID A 10% PENALTY</b>	
		<b>PAY ON OR BEFORE</b>	
		<b>2/16/2017</b>	
		If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.	
		YOUR RETURNED CHECK IS YOUR RECEIPT	

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REAL PROPERTY  
1ST HALF 2016  
DUE 2/16/2017

<b>OWNER:</b> ASHTON CROSSING DEVELOPMENT LLC	<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Fairfield County Treasurer</b>	
<b>TAXBILL PREPARED ON:</b> 4/2/2017	<b>PARCEL ID:</b> 0410240500	
		
ASHTON CROSSING DEVELOPMENT LLC 250 E BROAD ST STE 200 COLUMBUS OH 43215	<b>PAY THIS AMOUNT</b>	
	<b>HALF YEAR: \$0.00</b>	
	<b>FULL YEAR: \$13,506.18</b>	

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**100% APPRAISED VALUE**

The Market Value (Sale Value) of property. This is determined by statutory reappraisal done by the County Auditor once every six years. Equalization adjustments are made in the third year following reappraisals.

**35% TAXABLE VALUE**

In Ohio, real property taxes are levied against the Assessed Value or 35% of the Market Value of the property.

**NON-BUSINESS CREDIT**

Tax relief measure adopted by state legislature (1971), modified in 2013, which provides tax relief to qualified levies. The rollback is applicable to residential real property tax bills annually.

**OWNER OCCUPANCY CREDIT**

Applicable to owner occupied homes granted by state legislature (1979), modified in 2013, to qualified levies.

**NOTICE:** If the taxes charged against this parcel have been reduced by the Owner Occupancy Credit for residences occupied by the owner, but the property is not a residence occupied by the owner, the owner must notify the county auditor's office not later than March 31 of the year following the year for which taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply.

If the taxes charged against this parcel have not been reduced by the Owner Occupancy Credit and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the county auditor's office at — 210 E Main St., Lancaster, OH 43130 or phone 740-652-7020.

**SPECIAL ASSESSMENT** Added for such items as street lighting, water, sewer, etc.

**RECEIPT**

If you need a stamped receipt, return the entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.

Your Cancelled Check is a Valid Receipt.

PLEASE CHANGE ADDRESS TO:

Parcel(s) \_\_\_\_\_  
\_\_\_\_\_  
Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Home Phone No. \_\_\_\_\_  
Daytime Phone No. \_\_\_\_\_

**MILL**

Tax rates are computed in mills. A mill is \$1 for each \$1,000 of taxable value.

**REDUCTION FACTOR**

Maintains the existing level of taxes paid on voted millage. The taxing district collects the same amount of revenue that was voted regardless of increased property values, except for added value from new construction.

**COUNTY TREASURER**

To request a tax bill or change of address form 740-652-7140  
Delinquent Taxes 740-652-7140  
Website: [www.co.fairfield.oh.us/treasurer](http://www.co.fairfield.oh.us/treasurer)

**COUNTY AUDITOR**

Change in tax valuation; Owner Occupancy Credit;  
Current Agricultural Use Valuation; Tax rates;  
Destroyed property form; Special assessments;  
Homestead Reduction & Forestry Program 740-652-7030

**NOTICE:** If taxes are not paid within one year from the date they are due, the property is subject to foreclosure for tax delinquency.

**PENALTY NOTICE:** Payment received by mail must bear U.S. Postal service postmark no later than the due date or a statutory late payment penalty of 1/2 of 10% is charged for the first 10 days after due date. Full 10% penalty thereafter.

**NOTICE:**

If you or a member of your dependent family is in the National Guard or Reserve Military and have been activated, you might qualify for an extension of time to pay your taxes. Please call our office for details.

  
To Pay by Credit Card or Electronic Check  
Visit : <http://www.co.fairfield.oh.us/TREASURER/>  
For credit card payments by phone  
Call: (866) 874-1680  
POINT AND PAY CHARGES  
Credit Card Payment Fees  
2.5% or a minimum of \$2.50  
E-Checks Payment Fees  
\$1.00 Flat Fee