


# Dusty Rhodes, Hamilton County Auditor

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## Property Report

<b>Parcel ID</b> 550-0321-0122-00	<b>Address</b> 6934 SUMMIT LAKE DR	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2016 Payable 2017
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### Property Information

<b>Tax District</b> 163 - GREEN TWP-OAK HILLS LSD	<b>School District</b> OAK HILLS LSD	<b>Land Use</b> 500 - RESIDENTIAL VACANT LAND	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 55004 - GREEN 04	<b>Owner Name and Address</b> SBN REO LLC 1700 LINCOLN ST #2150 % SUMMIT INV DENVER CO 80203 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> SBN REO LLC 1700 LINCOLN ST #2150 % SUMMIT INV DENVER CO 80203 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 166,250	<b>Effective Tax Rate</b> 65.167392	<b>Total Tax</b> \$9,899.46	
<b>Property Description</b> TWIN LAKES CT (PRIVATE) 1.702 ACS R2-T2-S36 TIF ABATEMENT			

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	
Last Sale Amount	\$0
Conveyance Number	
Deed Type	
Deed Number	
# of Parcels Sold	
Acreage	1.702
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	475,000
CAUV Value	0
Market Improvement Value	0
Market Total Value	475,000
TIF Value	475,000
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$9,899.46
Tax as % of Total Value	1.969%

### Notes

1) 8-6-04 CREATING NEW PARCELS 503 THRU 550-HISTORIC VALUE=0 2) 6-28-2010 SPLIT CREATING/1145 FOR 2010 1) 6-7-06 CREATING NEW PARCELS 727 THRU 740 2) 1-8-07 SPLIT TO CREATED NEW PARS 741 THRU 747

### Structure List

Structure Name	Finished Sq. Ft.	Year Built

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Oak Hills LSD - Substitute ( \$5,119,607)	Substitute	4.82	\$831.25	\$801.33	F, G

### Levies Passed - 2016 Pay 2017 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$281.09	\$281.09	D
Great Parks of Hamilton County - Park	Replacement	1.00	\$127.63	\$166.25	D
Green Twp - Road Improvement	Renewal	0.50	\$56.84	\$56.84	D
Green Twp - Police/EMS	Renewal	0.50	\$39.80	\$39.80	D

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

### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	11/6/2014	475,000	0	475,000	0	120 Reappraisal, Update or Annual Equalization
2014	11/6/2014	500,000	0	500,000	0	50 Changes to/from Exempt Property
2011	3/10/2011	500,000	0	500,000	0	120 Reappraisal, Update or Annual Equalization

## 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

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	<b>Tax Lien Pending</b>	No
<b>Tax District:</b>	163 - GREEN TWP-OAK HILLS LSD	<b>Tax Lien Sold</b>	No
<b>Current Owner(s)</b>	SBN REO LLC	<b>Full Rate</b>	89.390000
<b>Tax Bill Mail Address</b>	SBN REO LLC 1700 LINCOLN ST #2150 % SUMMIT INV DENVER CO 80203	<b>Effective Rate</b>	65.167392
		<b>Non Business Credit</b>	0.086266
		<b>Owner Occupancy Credit</b>	0.021566
		<b>Certified Delinquent Year</b>	
		<b>Delinquent Payment Plan</b>	No
		<b>TOP (Treasurer Optional Payment)</b>	\$0.00
		<b>Note: May represent multiple parcels</b>	

### Taxable Value

<b>Land</b>	166,250
<b>Improvements</b>	0
<b>Total</b>	166,250

### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$7,430.54		\$7,430.54	
<b>Credit</b>			\$2,013.50		\$2,013.50	
<b>Subtotal</b>			\$5,417.04		\$5,417.04	
<b>Non Business Credit</b>			\$467.31		\$467.31	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,949.73</b>	<b>\$0.00</b>	<b>\$4,949.73</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$247.48	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$4,949.73		\$5,197.21	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$4,949.73		\$5,197.21	
<b>Total Paid</b>	\$0.00		\$4,949.73		\$5,197.21	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	

### Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/30/2017	1 - 2017	\$0.00	\$0.00	\$5,197.11	\$0.00
1/31/2017	1 - 2016	\$0.00	\$4,949.73	\$0.10	\$0.00
6/24/2016	2 - 2015	\$0.00	\$0.00	\$4,926.44	\$0.00
2/1/2016	1 - 2015	\$0.00	\$4,926.44	\$0.00	\$0.00
6/22/2015	2 - 2014	\$0.00	\$0.00	\$4,925.39	\$0.00
2/2/2015	1 - 2014	\$0.00	\$4,925.39	\$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	475,000	Land	166,250	Full Tax Rate (mills)	89.390000
Building	0	Building	0	Reduction Factor	0.270977
<b>Total</b>	<b>475,000</b>	<b>Total</b>	<b>166,250</b>	<b>Effective Tax Rate (mills)</b>	<b>65.167392</b>
				Non Business Credit	0.086266
				Owner Occupancy Credit	0.021566

**Tax Calculations**

**Half Year Tax Distributions**

Gross Real Estate Tax	\$14,861.08	School District	\$0.00
- Reduction Amount	\$4,027.00	Township	\$4,949.73
- Non Business Credit	\$934.62	City/Village	\$0.00
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$0.00
Half Year Real Taxes	\$4,949.73	Public Library	\$0.00
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$0.00
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$0.00
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$0.00
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$0.00
Semi Annual Net	\$4,949.73	Park District	\$0.00
		Crime Information Center	\$0.00
		Children Services	\$0.00
		Senior Services	\$0.00
		Zoological Park	\$0.00

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**



No sketch available.

**Special Assessments**

Project	Description	End Year	Payoff Amount
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**Related Names**

Name	Relationship	Status
SBN REO LLC	Parcel Owner	Current

**Detailed Name Information**

<b>Full Name</b> SBN REO LLC	<b>Type</b> Parcel Owner
<b>Address</b> 1700 LINCOLN ST #2150 % SUMMIT INV DENVER CO 80203	<b>Mailing Flags</b> [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]