


Dusty Rhodes, Hamilton County Auditor

generated on 8/30/2017 11:01:21 AM EDT

Property Report

Parcel ID 550-0321-0121-00	Address TWIN LAKES CT	Index Order Parcel Number	Tax Year 2016 Payable 2017
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Property Information

Tax District 163 - GREEN TWP-OAK HILLS LSD	School District OAK HILLS LSD	Land Use 500 - RESIDENTIAL VACANT LAND	Images/Sketches 
Appraisal Area 55004 - GREEN 04	Owner Name and Address SBN REO LLC 1700 LINCOLN ST #2150 %SUMMIT INV DENVER CO 80263 (call 946-4015 if incorrect)	Mailing Name and Address SBN REO LLC STE 2150 1700 LINCOLN DENVER CO 80203 (call 946-4800 if incorrect)	
Assessed Value 78,000	Effective Tax Rate 65.167392	Total Tax \$4,644.56	
Property Description TWIN LAKES CT (PRIVATE) 2.056 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	2.056
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	222,850
CAUV Value	0
Market Improvement Value	0
Market Total Value	222,850
TIF Value	222,850
Abated Value	0
Exempt Value	0
Taxes Paid	\$4,644.56
Tax as % of Total Value	1.969%

Notes

1) 6-28-2010 NEW PARCEL CREATED F/336 FOR 2010

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	\$390.00	\$375.96	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	\$131.88	\$131.88	D
Great Parks of Hamilton County - Park	Replacement	1.00	\$59.88	\$78.00	D
Green Twp - Road Improvement	Renewal	0.50	\$26.67	\$26.67	D
Green Twp - Police/EMS	Renewal	0.50	\$18.67	\$18.67	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	9/20/2014	222,850	0	222,850	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	234,580	0	234,580	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

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

Taxable Value

Land	78,000
Improvements	0
Total	78,000

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$3,486.21		\$3,486.21	
Credit			\$944.68		\$944.68	
Subtotal			\$2,541.53		\$2,541.53	
Non Business Credit			\$219.25		\$219.25	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$2,322.28	\$0.00	\$2,322.28	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$116.11	\$0.00
Real Estate Paid	\$0.00		\$2,322.28		\$2,438.39	
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		\$2,322.28		\$2,438.39	
Total Paid	\$0.00		\$2,322.28		\$2,438.39	
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
6/30/2017	1 - 2017	\$0.00	\$0.00	\$2,438.39	\$0.00
1/31/2017	1 - 2016	\$0.00	\$2,322.28	\$0.00	\$0.00
6/24/2016	2 - 2015	\$0.00	\$0.00	\$2,311.35	\$0.00
2/1/2016	1 - 2015	\$0.00	\$2,311.35	\$0.00	\$0.00
6/22/2015	2 - 2014	\$0.00	\$0.00	\$2,310.86	\$0.00
2/2/2015	1 - 2014	\$0.00	\$2,310.86	\$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	222,850	Land	78,000	Full Tax Rate (mills)	89.390000
Building	0	Building	0	Reduction Factor	0.270977
Total	222,850	Total	78,000	Effective Tax Rate (mills)	65.167392
				Non Business Credit	0.086266
				Owner Occupancy Credit	0.021566

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$6,972.42	School District	\$0.00
- Reduction Amount	\$1,889.36	Township	\$2,322.28
- Non Business Credit	\$438.50	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	\$2,322.28	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	\$2,322.28	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
SBN REO LLC STE 2150	Mail Name	Current

Detailed Name Information

Full Name SBN REO LLC	Type Parcel Owner
Address 1700 LINCOLN ST #2150 %SUMMIT INV DENVER CO 80263	Mailing Flags [Change Notice] [Reduction Notice]