

Dusty Rhodes, Hamilton County Auditor

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Property Report


Parcel ID
608-0004-0105-00

Address
11053 MAIN ST

Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Information

Tax District	175 - SHARONVILLE-PRINCETON	Images/Sketches 
School District	PRINCETON CSD	
Appraisal Area	60804 - SHARONVILLE 04	Land Use
		500 - RESIDENTIAL VACANT LAND
Owner Name and Address	AVM INVESTMENTS INC 9228 KENWOOD RD CINCINNATI OH 45242 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address
		AVM INVESTMENTS INC 9228 KENWOOD RD CINCINNATI OH 45242 <i>(call 946-4800 if incorrect)</i>
Assessed Value	8,610	Effective Tax Rate
		55.993193
		Total Tax
		\$1,470.36
Property Description		
MAIN ST 50 X 132 PT LOT 11 JOS MEYER SUB		

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	11/17/2020
Last Sale Amount	\$0
Conveyance Number	250441
Deed Type	SH - Sheriff Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.162

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	24,590
CAUV Value	0
Market Improvement Value	0
Market Total Value	24,590
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,250.18
Tax as % of Total Value	1.888%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
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.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2020	250441	0	11/17/2020	SCHEIDLER EARL & GLADYS	AVM INVESTMENTS INC
2002	17120	45,000	11/4/2002	WONG PEGGY	SCHEIDLER EARL & GLADYS
1985	0	0	8/1/1985	WONG KAI YAN	WONG PEGGY

Transfer History

1985	0	0	6/1/1985	SEE OWNERSHIP CARD	WONG KAI YAN
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Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	24,590	0	24,590	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	21,380	0	21,380	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	22,880	0	22,880	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	21,380	0	21,380	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	17,600	0	17,600	0	120 Reappraisal, Update or Annual Equalization
2005	9/17/2005	17,600	0	17,600	0	120 Reappraisal, Update or Annual Equalization
2005	3/4/2005	16,500	0	16,500	0	10 Value of Bldgs, Destroyed or Demolished
2005	2/18/2005	35,800	55,200	91,000	0	110 Miscellaneous
2002	10/8/2002	35,800	55,200	91,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	33,000	50,800	83,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	34,300	38,900	73,200	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:	175 - SHARONVILLE-PRINCETON	Tax Lien Sold	No
Current Owner(s)	AVM INVESTMENTS INC	Full Rate	92.300000
Tax Bill Mail Address	AVM INVESTMENTS INC 9228 KENWOOD RD CINCINNATI OH 45242	Effective Rate	55.993193
		Non Business Credit	0.086588
		Owner Occupancy Credit	0.021647
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	8,610
Improvements	0
Total	8,610

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$397.35		\$397.35	
Credit			\$156.30		\$156.30	
Subtotal			\$241.05		\$241.05	
Non Business Credit			\$20.87		\$20.87	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$3,147.50	(\$3,147.50)	\$220.18	\$0.00	\$220.18	\$0.00
Interest/Penalty	\$899.82	(\$899.82)	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$220.18		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$220.18	
Special Assess Paid	\$0.00		\$1,030.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,250.18		\$220.18	
Total Paid	\$0.00		\$1,250.18		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$220.18	

Special Assessment Detail for 55-320 SHARONVILLE - Weeds

Special Assessment Detail for 55-320 SHARONVILLE - Weeds

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$1,030.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1,030.00		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/25/2021	1 - 2020	\$0.00	\$928.42	\$0.00	\$0.00
12/29/2020	1 - 2020	\$0.00	\$321.76	\$0.00	\$0.00
11/18/2020	1 - 2020	\$3,608.76	\$229.87	\$373.38	\$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	24,590	Land	8,610	Full Tax Rate (mills)	92.300000
Building	0	Building	0	Reduction Factor	0.393357
Total	24,590	Total	8,610	Effective Tax Rate (mills)	55.993193
				Non Business Credit	0.086588
				Owner Occupancy Credit	0.021647

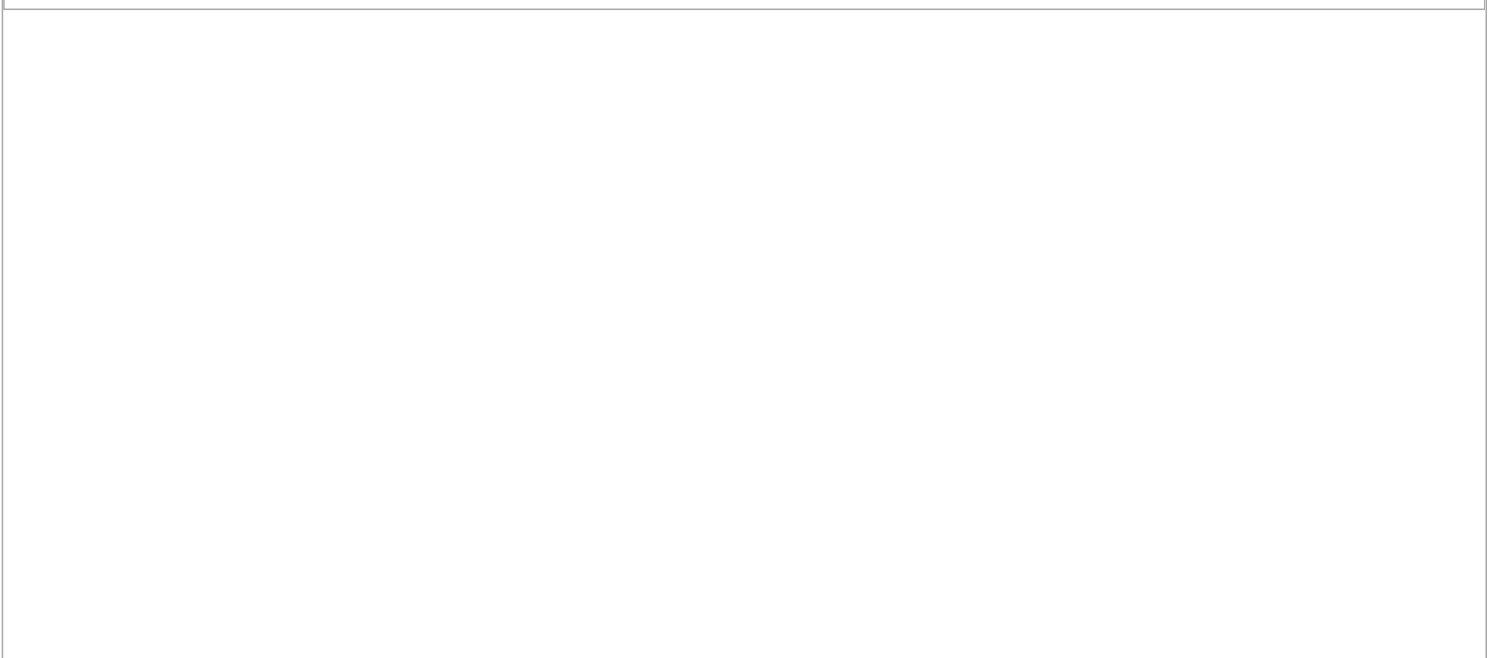
Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$794.70	School District	\$0.00
- Reduction Amount	\$312.60	Township	\$0.00
- Non Business Credit	\$41.74	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	\$220.18	Public Library	\$0.00
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$0.00
+ Current Assessment	\$928.42	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	\$1,148.60	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	Ord/Res	Description	Certified	End Year	Payoff Amount
55-320	2020-25-E	SHARONVILLE - Weeds	9/2/2020	2020	\$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$1,000.00	\$1,030.00	\$0.00	\$30.00	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2020	1	01/25/2021	\$1,030.00

Comments