



Hamilton County Auditor

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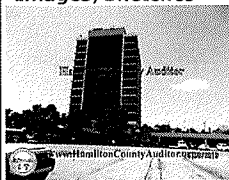
## Dusty Rhodes, Hamilton County Auditor

generated on 3/13/2021 10:32:56 AM EST

## Property Report

Parcel ID 117-0017-0010-00	Address 7162 READING RD	Index Order Parcel Number	Tax Year 2020 Payable 2021
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## Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Land Use</b> 449 - OFFICE - ELEVATOR - 3+ ST	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 02800 - ROSELAWN	<b>Owner Name and Address</b> READING INVESTMENTS LLC 7162 READING RD STE 730 CINCINNATI OH 45237 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> READING INVESTMENTS LLC 7162 READING RD STE 730 CINCINNATI OH 45237 (call 946-4800 if incorrect)	
<b>Assessed Value</b> 969,400	<b>Effective Tax Rate</b> 89.090432	<b>Total Tax</b> \$86,555.41	
<b>Property Description</b> LOSANTIVILLE AVE 4.8412 AC R2-T3-S6			

## Appraisal /Sales Summary

Year Built	1970
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	12/13/1999
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	893399
# of Parcels Sold	1
Acreage	4.841

## Tax/Credit/Value Summary

Board of Revision	YES(14)
Rental <b>Registration</b>	No
Homestead	No
Owner Occupancy <b>Credit</b>	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	608,910
CAUV Value	0
Market Improvement Value	2,160,800
Market Total Value	2,769,710
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$43,373.28
Tax as % of Total Value	0.000%

## Notes

1) 1-6-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

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Property Report

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Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	449 OFFICE - ELEVATOR - 3+ ST	210,123	1970

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	344 Office Building	12,311	10	1
Section 2	344 Office Building	133,937	10	11
Section 3	345 Parking Structure	44,111	10	1
Section 4	345 Parking Structure	19,764	10	1

Improvements

Improvement	Measurements	Year Built
Asphalt	135000	1970

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Property Report

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No Proposed Levies Found

Levies Passed - 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	7.34	\$7,318.97	\$7,115.40	C, 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.

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## Property Report

Parcel ID  
117-0017-0010-00Address  
7162 READING RDIndex Order  
Parcel NumberTax Year  
2020 Payable 2021

## Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
1999	0	0	12/13/1999	A & T PARTNERSHIP	READING INVESTMENTS LLC
1995	0	0	11/21/1995	AYER DONALD R	A & T PARTNERSHIP
1991	0	0	9/9/1991	A & T PTNSHP	AYER DONALD R
1990	0	0	8/1/1990	AYER DONALD R	A & T PTNSHP
1990	5710	3,250,000	5/4/1990	UNICORP PROPERTY DEV INC	AYER DONALD R
1988	0	0	9/28/1988	U S LEASING REAL ESTATE	UNICORP PROPERTY DEV INC
1971	0	0	6/7/1971	SEE OWNERSHIP CARD	U S LEASING REAL ESTATE

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## Property Report

Parcel ID  
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7162 READING RDIndex Order  
Parcel NumberTax Year  
2020 Payable 2021

## Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	608,910	2,160,800	2,769,710	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	608,910	2,160,800	2,769,710	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	945,030	2,061,970	3,007,000	0	120 Reappraisal, Update or Annual Equalization
2011	3/7/2011	974,260	2,125,740	3,100,000	0	120 Reappraisal, Update or Annual Equalization
2008	6/6/2009	885,700	2,214,300	3,100,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	885,700	2,914,700	3,800,400	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	885,700	2,914,700	3,800,400	0	50 Changes to/from Exempt Property
2005	9/20/2005	885,700	2,914,700	3,800,400	0	120 Reappraisal, Update or Annual Equalization
2002	2/22/2002	1,110,000	2,440,000	3,550,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
2001	8/17/2001	1,110,000	2,590,000	3,700,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
1999	11/6/1999	1,107,100	2,909,900	4,017,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	949,000	2,951,000	3,900,000	0	110 Miscellaneous

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## Property Report

Parcel ID  
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Parcel NumberTax Year  
2020 Payable 2021

## 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
2013704051	5/7/2014	Yes	5/7/2014	1/1/1900 12:00 AM	3,100,000	2,700,000		
2008200845	1/30/2009	No		5/12/2009 3:10 PM	3,800,400	2,850,000	3,100,000	6/6/2009
1999020969	2/1/2000	No		5/29/2001 10:20 AM	4,017,000	3,150,000		
1993003545	3/30/1994	No		7/28/1995 8:40 AM	5,689,000	3,250,000		

\*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.

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Property Report

Parcel ID  
117-0017-0010-00

Address  
7162 READING RD

Index Order  
Parcel Number

Tax Year  
2020 Payable 2021

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 District:</b>	001 - CINTI CORP-CINTI CSD
<b>Current Owner(s)</b>	READING INVESTMENTS LLC
<b>Tax Bill Mail Address</b>	READING INVESTMENTS LLC 7162 READING RD STE 730 CINCINNATI OH 45237

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
Effective Rate	89.090432
Non Business Credit	0.088077
Owner Occupancy Credit	0.022019
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00
Note: May represent multiple parcels	

Taxable Value

Land	213,120
Improvements	756,280
<b>Total</b>	<b>969,400</b>

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$53,215.21		\$53,215.21	
<b>Credit</b>			\$10,033.08		\$10,033.08	
<b>Subtotal</b>			\$43,182.13		\$43,182.13	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<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>\$43,182.13</b>	<b>\$0.00</b>	<b>\$43,182.13</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$43,182.13		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$43,182.13	
<b>Special Assess Paid</b>	\$0.00		\$191.15		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$43,373.28		\$43,182.13	
<b>Total Paid</b>	\$0.00		\$43,373.28		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$43,182.13</b>	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$191.15	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$191.15		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/5/2021	1 - 2020	\$0.00	\$43,373.28	\$0.00	\$0.00
7/17/2020	2 - 2019	\$0.00	\$0.00	\$46,757.02	\$0.00
1/31/2020	1 - 2019	\$0.00	\$46,948.66	\$0.00	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$46,781.10	\$0.00
1/31/2019	1 - 2018	\$0.00	\$46,972.74	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$45,310.13	\$0.00
1/31/2018	1 - 2017	\$0.00	\$45,483.53	\$0.00	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$50,202.78	\$0.00
1/31/2017	1 - 2016	\$0.00	\$50,376.18	\$0.00	\$0.00
6/24/2016	2 - 2015	\$0.00	\$0.00	\$46,120.45	\$0.00
2/1/2016	1 - 2015	\$0.00	\$46,293.85	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions



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Property Report:

Parcel ID: 117-0017-0010-00      Address: 7162 READING RD      Index Order: Parcel Number      Tax Year: 2020 Payable 2021

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	608,910	Land	213,120	Full Tax Rate (mills)	109.790000
Building	2,160,800	Building	756,280	Reduction Factor	0.188538
<b>Total</b>	<b>2,769,710</b>	<b>Total</b>	<b>969,400</b>	Effective Tax Rate (mills)	89.090432
				Non Business Credit	0.088077
				Owner Occupancy Credit	0.022019

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$106,430.42	School District	\$27,459.27
- Reduction Amount	\$20,066.16	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$6,068.44
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$1,095.40
Half Year Real Taxes	\$43,182.13	Public Library	\$882.29
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$148.28
+ Current Assessment	\$191.15	HLTH/Hospital Care-Indigent	\$1,186.97
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$1,015.78
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$1,801.15
Semi Annual Net	\$43,373.28	Park District	\$450.65
		Crime Information Center	\$132.04
		Children Services	\$2,059.63
		Senior Services	\$686.21
		Zoological Park	\$196.02

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.

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Property Report

Parcel ID 117-0017-0010-00	Address 7162 READING RD	Index Order Parcel Number	Tax Year 2020 Payable 2021
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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$185.58	\$191.15	\$0.00	\$5.57	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2019	1	01/31/2020	\$191.64
2020	1	02/05/2021	\$191.15

Comments

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## Property Report

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### Tax Lien Certificates

Year	Certificate	Type	Date Sold	Lien Status	Status Date	Redemption Status	Receipt #	Penalty Date
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# Aerial

