

Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 3:11:52 PM EST

Property Report

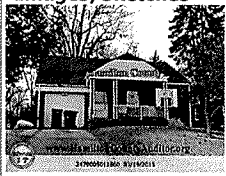
Parcel ID
247-0005-0116-00

Address
1229 W GALBRAITH RD

Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 05100 - COLLEGE HILL	Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address AMH INVESTMENTS LLC 178 LAKEVIEW CT LOVELAND OH 45140 (call 946-4015 if incorrect)	Mailing Name and Address AMH INVESTMENTS LLC 178 LAKEVIEW CT LOVELAND OH 45140 (call 946-4800 if incorrect)	
Assessed Value 28,950	Effective Tax Rate 75.946900	Total Tax \$4,305.33
Property Description GALBRAITH RD 50 X 175 SS GALBRAITH 590.60 FT W OF E SEC LINE		

Appraisal/Sales Summary

Year Built	1947
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	10/15/2008
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	169103
# of Parcels Sold	1
Acreage	0.151

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,030
CAUV Value	0
Market Improvement Value	59,680
Market Total Value	82,710
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	2.576%

Notes

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Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,370	1947

Residential Appraisal Data

Attribute	Value
Style	Conventional
Grade	Average
Exterior Wall Type	Brick
Basement Type	Full Basement
Heating	Base
Air Conditioning	Central
Total Rooms	6
# of Bedrooms	3
# of Full Bathrooms	1
# of Half Bathrooms	0
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	1.0
Year Built	1947
Finished Square Footage	1,370
First Floor Area (sq. ft.)	864
Upper Floor Area (sq. ft.)	0
Half Floor Area (sq. ft.)	415
Finished Basement (sq. ft.)	0

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	105	
Attached/Integral Garage	264	

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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	\$218.57	\$212.49	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 ReportParcel ID
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2020 Payable 2021**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	23,030	59,680	82,710	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	20,200	52,350	72,550	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	21,550	50,920	72,470	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	22,220	52,490	74,710	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	22,250	19,750	42,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	22,700	68,800	91,500	0	120 Reappraisal, Update or Annual Equalization
2003	7/3/2003	23,000	62,300	85,300	0	30 New Construction - Full Value
2002	10/8/2002	23,000	60,400	83,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	22,600	59,300	81,900	0	120 Reappraisal, Update or Annual Equalization
1996	1-/1996	18,300	44,000	62,300	0	110 Miscellaneous

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Tax Year
2020 Payable 2021

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:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	AMH INVESTMENTS LLC	Full Rate	109.790000
Tax Bill Mail Address	AMH INVESTMENTS LLC 178 LAKEVIEW CT LOVELAND OH 45140	Effective Rate	75.946900
		Non Business Credit	0.086265
		Owner Occupancy Credit	0.021566
		Certified Delinquent Year	2020
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value	
Land	8,060
Improvements	20,890
Total	28,950

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,589.21		\$1,589.21	
Credit			\$489.88		\$489.88	
Subtotal			\$1,099.33		\$1,099.33	
Non Business Credit			\$94.83		\$94.83	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$1,935.36	\$0.00	\$1,004.50	\$0.00	\$1,004.50	\$0.00
Interest/Penalty	\$97.85	\$241.74	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$2,272.45		\$1,004.50		\$1,004.50	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$13.32		\$10.56		\$0.00	
Total Due	\$2,285.77		\$1,015.06		\$1,004.50	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$2,285.77		\$3,300.83		\$4,305.33	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$10.82	\$0.00	\$10.56	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$1.08	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$13.32		\$10.56		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
10/18/2019	1 - 2019	\$0.00	\$0.00	\$1,065.30	\$0.00
1/24/2019	1 - 2018	\$0.00	\$979.27	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$932.88	\$0.00
1/26/2018	1 - 2017	\$0.00	\$942.66	\$0.00	\$0.00
6/16/2017	2 - 2016	\$0.00	\$48.25	\$955.28	\$0.00
2/10/2017	2 - 2016	\$0.00	\$965.06	\$0.00	\$0.00
6/17/2016	2 - 2015	\$0.00	\$0.00	\$853.61	\$0.00
1/26/2016	1 - 2015	\$0.00	\$863.39	\$0.00	\$0.00

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

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Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	23,030	Land	8,060	Full Tax Rate (mills)	109.790000
Building	59,680	Building	20,890	Reduction Factor	0.308254
Total	82,710	Total	28,950	Effective Tax Rate (mills)	75.946900
				Non Business Credit	0.086265
				Owner Occupancy Credit	0.021566

Tax Calculations

Gross Real Estate Tax	\$3,178.42
- Reduction Amount	\$979.76
- Non Business Credit	\$189.66
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$1,004.50
- Sales Tax Credit	\$0.00
+ Current Assessment	\$10.56
+ Delinquent Assessment	\$13.32
+ Delinquent Real Estate	\$2,272.45
Semi Annual Net	\$3,300.83

Half Year Tax Distributions

School District	\$2,039.73
Township	\$0.00
City/Village	\$532.10
Joint Vocational School	\$0.00
County General Fund	\$96.03
Public Library	\$77.46
Family Service/Treatment	\$12.19
HLTH/Hospital Care-Indigent	\$61.17
Mental Health Levy	\$59.03
Developmental Disabilities	\$141.53
Park District	\$41.10
Crime Information Center	\$5.97
Children Services	\$149.84
Senior Services	\$48.13
Zoological Park	\$12.67

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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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$23.88

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$13.32	\$10.25	\$0.00	\$0.00	\$0.31	\$23.88

Comments

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