


Brigid Kelly, Hamilton County Auditor

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Property Report

Parcel ID 051-0008-0133-00	Address 5229 MADISON RD	Index Order Parcel Number	Tax Year 2022 Payable 2023
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 01000 - OAKLEY	Auditor Land Use 435 - DRIVE-IN REST OR FOOD SER	
Owner Name and Address NYC PROPERTY MANAGEMENT INC 5229 MADIISON RD CINCINNATI OH 45227 (call 946-4015 if incorrect)	Tax Bill Mail Address CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 204,570	Effective Tax Rate 90.565061	Total Tax \$18,559.14

Property Description
RED BANK EXPRESSWAY 0.418 AC PT LOT 2 ANDREW FERRIS EST

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1993	Board of Revision	YES(95)
Total Rooms	0	Rental Registration	No
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	12/30/2021	Special Assessments	Yes
Last Sale Amount	\$550,000	Market Land Value	240,930
Conveyance Number	290543	CAUV Value	0
Deed Type	WD - Warranty Deed (Conv)	Market Improvement Value	343,530
Deed Number		Market Total Value	584,460
# of Parcels Sold	1	TIF Value	0
Acreage	0.400	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$9,295.69
		Tax as % of Total Value	0.000%

Notes

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	435 DRIVE-IN REST OR FOOD SER	2,316	1993

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	349 Fast Food Restaurant	2,316	14	1

Improvements

Improvement	Measurements	Year Built
525-Asphalt	10000	1993

No Proposed Levies Found

Levies Passed - 2022 Pay 2023 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Health & Hospitalization	Renewal	4.07	\$505.88	\$505.88	B
Hamilton County - Senior Services	Renewal	1.29	\$234.77	\$234.77	B
Hamilton County - Senior Services	Renewal	0.31	\$57.68	\$57.68	B
Hamilton County - Mental Health Services	Renewal	2.99	\$432.91	\$432.91	B
Hamilton County - Mental Health Services	Additional	0.38	\$0.00	\$77.74	B
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	6.80	\$1,442.22	\$1,391.08	B, C

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
2021	290543	550,000	12/30/2021	HILSINGER ELLIOTT A & CAROL L	NYC PROPERTY MANAGEMENT INC
2005	27355	940,000	1/18/2005	JOSEPH RICKY D @3	HILSINGER ELLIOTT A & CAROL L
1994	2363	500,600	3/1/1994	CB LUBES INC	JOSEPH RICKY D & WENDY M
1994	537	50,000	1/11/1994	JOSEPH RICKY D JOSEPH WENDY W CB LUBES INC	CB LUBES INC JOSEPH RICKY D JOSEPH WENDY W
1993	13615	180,000	9/30/1993	<u>SEE OWNERSHIP CARD</u>	CB LUBES INC

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2022	8/16/2022	240,930	343,530	584,460	0	30 New Construction - Full Value
2020	8/22/2020	240,930	311,290	552,220	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	202,460	261,590	464,050	0	120 Reappraisal, Update or Annual Equalization
2016	6/20/2016	209,680	229,020	438,700	0	30 New Construction - Full Value
2016	1/26/2016	209,680	209,710	419,390	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	209,680	209,710	419,390	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	213,960	213,990	427,950	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	204,820	716,380	921,200	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	209,000	731,000	940,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	201,100	194,000	395,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	180,000	173,700	353,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	176,400	363,100	539,500	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
1994006765	3/31/1995	No		6/3/1996 9:00 AM	351,700	500,600		

*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

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD
Current Owner(s)	NYC PROPERTY MANAGEMENT INC
Tax Bill Mail Address	CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	110.450000
Effective Rate	90.565061
Non Business Credit	0.087027
Owner Occupancy Credit	0.021756
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00
Note: May represent multiple parcels	

Taxable Value

Land	84,330
Improvements	120,240

Total	204,570
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Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$11,297.38		\$11,297.38	
Credit			\$2,033.93		\$2,033.93	
Subtotal			\$9,263.45		\$9,263.45	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$9,263.45	\$0.00	\$9,263.45	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$9,263.45		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$9,263.45	
Special Assess Paid	\$0.00		\$32.24		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$9,295.69		\$9,263.45	
Total Paid	\$0.00		\$9,295.69		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$9,263.45	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$32.24	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$32.24		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/17/2023	1 - 2022	\$0.00	\$9,295.69	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$8,600.10	\$0.00
1/18/2022	1 - 2021	\$0.00	\$8,621.94	\$0.00	\$0.00
6/21/2021	2 - 2020	\$0.00	\$9,494.69	\$8,609.70	\$0.00
7/17/2020	2 - 2019	\$0.00	\$0.00	\$7,834.00	\$0.00
1/31/2020	1 - 2019	\$0.00	\$7,877.48	\$0.00	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$7,838.03	\$0.00
1/31/2019	1 - 2018	\$0.00	\$7,859.67	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$7,591.57	\$0.00
1/31/2018	1 - 2017	\$0.00	\$7,591.57	\$0.00	\$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	240,930	Land	84,330	Full Tax Rate (mills)	110.450000
Building	343,530	Building	120,240	Reduction Factor	0.180036
Total	584,460	Total	204,570	Effective Tax Rate (mills)	90.565061
				Non Business Credit	0.087027
				Owner Occupancy Credit	0.021756

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$22,594.76
- Reduction Amount	\$4,067.86
- Non Business Credit	\$0.00
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$9,263.45
- Sales Tax Credit	\$0.00
+ Current Assessment	\$32.24
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$9,295.69

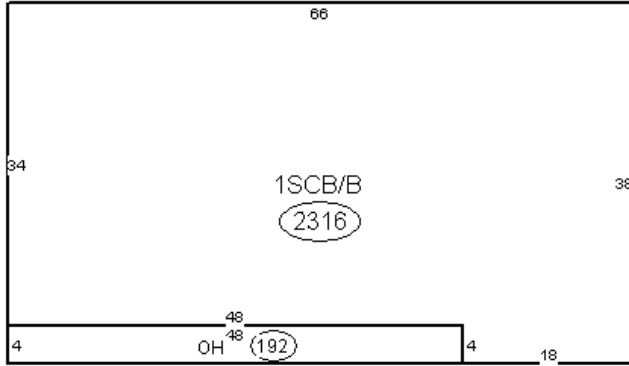
School District	\$5,813.72
Township	\$0.00
City/Village	\$1,262.19
Joint Vocational School	\$0.00
County General Fund	\$231.17
Public Library	\$188.79
Family Service/Treatment	\$31.73
HLTH/Hospital Care-Indigent	\$253.98
Mental Health Levy	\$256.23
Developmental Disabilities	\$385.40
Park District	\$193.56
Crime Information Center	\$28.25
Children Services	\$429.66
Senior Services	\$146.83
Zoological Park	\$41.94

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



Parcel Sketch



Special Assessments

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

Related Names

Name	Relationship	Status
NYC PROPERTY MANAGEMENT INC	Parcel Owner	Current