

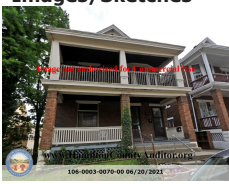
# Brigid Kelly, Hamilton County Auditor

generated on 10/9/2023 1:40:08 PM EDT

## Property Report

<b>Parcel ID</b> 106-0003-0070-00	<b>Address</b> 567 STEWART PL	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2022 Payable 2023
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01400 - AVONDALE <u>Sales</u>	<b>Auditor Land Use</b> 530 - THREE FAMILY DWLG		
<b>Owner Name and Address</b> ET BRACHA HOLDINGS LLC 357 15TH ST 1B BROOKLYN NY 11215 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b> CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)		
<b>Assessed Value</b> 16,990	<b>Effective Tax Rate</b> 76.876291	<b>Total Tax</b> \$1,219.16	
<b>Property Description</b> 567-9 STEWART PL 72.61 FT IRR PARS 70-72 CONS LOT 5 PT 6-4 S D			

Appraisal/Sales Summary	
Year Built	1916
Total Rooms	12
# Bedrooms	5
# Full Bathrooms	3
# Half Bathrooms	0
Last Transfer Date	1/28/2022
Last Sale Amount	\$0
Conveyance Number	293040
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.093

Tax/Credit/Value Summary	
Board of Revision	No
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	11,790
CAUV Value	0
Market Improvement Value	36,740
Market Total Value	48,530
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,219.16</b>
Tax as % of Total Value	2.377%

### 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](mailto:Auditor.Kelly@auditor.hamilton-co.org) with any data or mailing address corrections.

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	2,394	1916

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Grade	Average	Year Built	1916
Exterior Wall Type	Brick	Finished Square Footage	2,394
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,017
Heating	Base	Upper Floor Area (sq. ft.)	1,017
Air Conditioning	Central	Half Floor Area (sq. ft.)	360
Total Rooms	12	Finished Basement (sq. ft.)	0
# of Bedrooms	5		
# of Full Bathrooms	3		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Open Frame Porch	216	
Open Frame Porch	65	
Balcony	65	
Open Masonry Porch	216	
Deck - Wood	100	

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Public Library of Cincinnati & Hamilton County	Renewal	1.00	\$12.90	\$12.90	C, D
Public Library of Cincinnati & Hamilton County	Increase	0.50	\$0.00	\$8.50	C, D

**Proposed Levies**

Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$4.56	\$4.56	C
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**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
2022	293040	0	1/28/2022	BRACHA ELI ELDAD & EFRAT TAMAR ZANZOURI	ET BRACHA HOLDINGS LLC
2022	292978	168,000	1/28/2022	YOLO INVESTMENTS LLC	BRACHA ELI ELDAD & EFRAT TAMAR ZANZOURI
2017	157245	0	11/16/2017	TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC TNN PROPERTIES LLC	YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC YOLO INVESTMENTS LLC
2014	68824	24,000	5/30/2014	CINCINNATUS SAVINGS & LOAN CO	TNN PROPERTIES LLC
2014		0	2/13/2014	JONES DENISE M JOYNER DENISE JOYNER DENISE MARIE	CINCINNATUS SAVINGS & LOAN CO CINCINNATUS SAVINGS & LOAN CO.
2010		0	3/26/2010	SECRETARY OF VETERANS AFFAIRS THE	JONES DENISE M
2010		0	3/12/2010	MCGEE HOWARD	SECRETARY OF VETERANS AFFAIRS THE
2003	10675	80,000	7/11/2003	UNDERWOOD ELIZABETH P	MCGEE HOWARD
2001	0	0	3/29/2001	UNDERWOOD ELIZABETH 6/8 &	UNDERWOOD ELIZABETH P
1982	0	0	6/1/1982	UNDERWOOD ELIZABETH P 7/8	UNDERWOOD ELIZABETH 6/8 &
1982	0	0	6/1/1982	<u>SEE OWNERSHIP CARD</u>	UNDERWOOD ELIZABETH P 7/8

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	11,790	36,740	48,530	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	11,020	34,340	45,360	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	11,680	12,320	24,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	11,680	51,110	62,790	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	12,350	63,650	76,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	13,000	67,000	80,000	0	120 Reappraisal, Update or Annual Equalization
2004	9/28/2004	10,600	38,900	49,500	0	110 Miscellaneous
2002	10/8/2002	10,600	38,900	49,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	9,700	35,500	45,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	3,900	49,800	53,700	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**

**JILL A. SCHILLER, TREASURER**

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
		Tax Lien Sold	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Full Rate	110.450000
		Effective Rate	76.876291
<b>Current Owner(s)</b>	ET BRACHA HOLDINGS LLC	Non Business Credit	0.084903
<b>Tax Bill Mail Address</b>	CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156	Owner Occupancy Credit	0.021225
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
<b>Taxable Value</b>		<b>Note: May represent multiple parcels</b>	
<b>Land</b>	4,130		

Improvements	12,860
<b>Total</b>	<b>16,990</b>

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$938.27		\$938.27	
Credit			\$285.21		\$285.21	
Subtotal			\$653.06		\$653.06	
Non Business Credit			\$55.45		\$55.45	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$597.61	\$0.00	\$597.61	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$597.61		\$597.61	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$23.94		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$621.55		\$597.61	
Total Paid	\$0.00		\$621.55		\$597.61	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

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	\$23.94	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$23.94		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/14/2023	2 - 2022	\$0.00	\$0.00	\$597.61	\$0.00
1/17/2023	1 - 2022	\$0.00	\$621.55	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$587.81	\$0.00
1/31/2022	1 - 2021	\$0.00	\$604.02	\$0.00	\$0.00
6/18/2021	2 - 2020	\$0.00	\$0.00	\$589.51	\$0.00
1/21/2021	1 - 2020	\$0.00	\$605.72	\$0.00	\$0.00
7/14/2020	2 - 2019	\$0.00	\$62.10	\$605.23	\$0.00
2/14/2020	2 - 2019	\$0.00	\$621.02	\$0.00	\$0.00
7/29/2019	1 - 2019	\$0.00	\$0.00	\$666.28	\$0.00
1/23/2019	1 - 2018	\$0.00	\$621.51	\$0.00	\$0.00
11/26/2018	1 - 2018	\$0.00	\$0.00	\$58.35	\$0.00
7/8/2018	1 - 2018	\$0.00	\$0.00	\$583.46	\$0.00
1/29/2018	1 - 2017	\$0.00	\$597.76	\$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](mailto:county.treasurer@hamilton-co.org) or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	11,790	Land	4,130	Full Tax Rate (mills)	110.450000
Building	36,740	Building	12,860	Reduction Factor	0.303973
<b>Total</b>	<b>48,530</b>	<b>Total</b>	<b>16,990</b>	Effective Tax Rate (mills)	76.876291
				Non Business Credit	0.084903
				Owner Occupancy Credit	0.021225

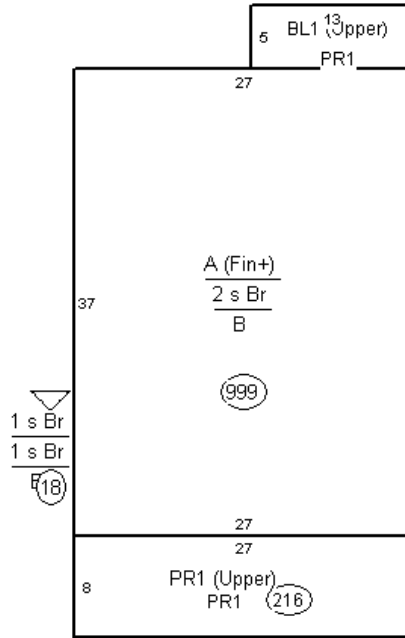
Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$1,876.54	School District	\$365.12
- Reduction Amount	\$570.42	Township	\$0.00
- Non Business Credit	\$110.90	City/Village	\$94.34
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$17.31
Half Year Real Taxes	\$597.61	Public Library	\$13.94
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$2.19
+ Current Assessment	\$23.94	HLTH/Hospital Care-Indigent	\$11.00
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$13.85
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$25.47
Semi Annual Net	\$621.55	Park District	\$15.47
		Crime Information Center	\$1.07
		Children Services	\$26.91
		Senior Services	\$8.66
		Zoological Park	\$2.28

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		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

**Related Names**

Name	Relationship	Status
ET BRACHA HOLDINGS LLC	Parcel Owner	Current