

Jessica E. Miranda, Hamilton County Auditor

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Property Report

Parcel ID

241-0001-0127-00

Address

105 W SIXTY-NINTH ST

Index Order

Parcel Number

Tax Year

2024 Payable 2025

Property Information

Tax District

001 - CINTI CORP-CINTI CSD

School District

CINCINNATI CSD

Appraisal Area

04601 - CARTHAGE 01

[Sales](#)

Auditor Land Use

520 - TWO FAMILY DWLG


Owner Name and Address

WAY IMOGENE & WILLIAM E  
408 WELLESLEY AVE  
CINCINNATI OH 45224  
(Questions? 946-4015 or  
[county.auditor@auditor.hamilton-co.org](mailto:county.auditor@auditor.hamilton-co.org))

Tax Bill Mail Address

WAY IMOGENE & WILLIAM  
408 WELLESLEY AVE  
CINCINNATI OH 45224  
(Questions? 946-4800 or  
[treasurer.taxbills@hamilton-co.org](mailto:treasurer.taxbills@hamilton-co.org))

Images/Sketches



Assessed Value

27,250

Effective Tax Rate

69.138606

Total Tax

\$1,745.47

Property Description

105 W 69TH ST 37.50 X 140 LOT 245 PT 246 LEE WILSON & BULLOCKS PARS 127-128

Appraisal/Sales Summary

Year Built	1895
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	7/27/2001
Last Sale Amount	\$52,000
Conveyance Number	10929
Deed Type	SV - Survivorship Deed (Conv)
Deed Number	943816
# of Parcels Sold	1
Acreage	0.120

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	22,430
CAUV Value	0
Market Improvement Value	55,420
Market Total Value	77,850
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$884.65</b>

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
105 SIXTY NINTH	1,487	1895

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Exterior Wall Type	Frame/Siding	Year Built	1895
Basement Type	Part Basement	Finished Square Footage	1,487
Heating	Base	First Floor Area (sq. ft.)	959
Air Conditioning	Central	Upper Floor Area (sq. ft.)	528
Total Rooms	7	Half Floor Area (sq. ft.)	380
# of Bedrooms	3	Finished Basement (sq. ft.)	0
# of Full Bathrooms	2		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Deck - Wood	196	
Open Frame Porch	49	

No Proposed Levies Found

Levies Passed - 2024 Pay 2025 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renew .34	0.34	\$5.89	\$5.89	B
Hamilton County-Developmental Disabilities Services	Renew 4.13	4.13	\$68.38	\$68.38	B

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
2001	10929	52,000	7/27/2001	DUVAN GAYLE A	WAY IMOGENE & WILLIAM E
1988	0	0	11/1/1988	SEE OWNERSHIP CARD	DUVAN GAYLE A

#### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	22,430	55,420	77,850	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	12,010	34,740	46,750	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	10,350	29,950	40,300	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	13,800	31,690	45,490	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	13,800	31,690	45,490	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	13,520	38,810	52,330	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	13,800	39,600	53,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	11,800	38,600	50,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	14,400	47,000	61,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,200	35,700	43,900	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 or email, 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.

\*\*\*Please allow six to eight 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
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	WAY IMOGENE & WILLIAM E	Full Rate	106.420000
<b>Tax Bill Mail Address</b>	WAY IMOGENE & WILLIAM 408 WELLESLEY AVE CINCINNATI OH 45224	Effective Rate	69.138606
		Non Business Credit	0.086192
		Owner Occupancy Credit	0.021548
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
<b>Taxable Value</b>			
<b>Land</b>	7,850		
<b>Improvements</b>	19,400		
<b>Total</b>	27,250		

#### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$1,449.97		\$1,449.97	
<b>Credit</b>			\$507.96		\$507.96	
<b>Subtotal</b>			\$942.01		\$942.01	
<b>Non Business Credit</b>			\$81.19		\$81.19	
<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>\$773.73</b>	<b>(\$773.73)</b>	<b>\$860.82</b>	<b>\$0.00</b>	<b>\$860.82</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$88.46	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$946.90		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$860.82	
<b>Special Assess Paid</b>	\$0.00		\$26.21		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$973.11		\$860.82	
<b>Total Paid</b>	\$0.00		\$973.11		\$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>\$860.82</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	\$23.83	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$2.38	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$26.21		\$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
3/24/2025	2 - 2024	\$0.00	\$973.11	\$0.00	\$0.00
7/12/2024	1 - 2024	\$0.00	\$0.00	\$851.10	\$0.00
2/5/2024	1 - 2023	\$0.00	\$886.18	\$88.62	\$0.00
7/3/2023	1 - 2023	\$0.00	\$0.00	\$0.00	\$0.06
6/30/2023	1 - 2023	\$0.00	\$0.00	\$604.23	\$0.00
1/31/2023	1 - 2022	\$27.18	\$599.29	\$0.00	\$0.00
7/12/2022	1 - 2022	\$0.00	\$0.00	\$563.76	\$0.00
1/31/2022	1 - 2021	\$0.00	\$582.16	\$29.10	\$0.00
6/10/2021	2 - 2020	\$0.00	\$0.00	\$567.66	\$0.00
3/23/2021	2 - 2020	\$0.00	\$642.20	\$0.00	\$0.00
7/10/2020	2 - 2019	\$0.00	\$0.00	\$537.39	\$0.00
1/31/2020	1 - 2019	\$0.00	\$553.61	\$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**

Current Year  
2024 Payable 2025  
Prior Year  
2023 Payable 2024

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	22,430	Land	7,850	Full Tax Rate (mills)	106.420000
Building	55,420	Building	19,400	Reduction Factor	0.350324
<b>Total</b>	<b>77,850</b>	<b>Total</b>	<b>27,250</b>	Effective Tax Rate (mills)	69.138606
				Non Business Credit	0.086192
				Owner Occupancy Credit	0.021548

**Tax Calculations**

Gross Real Estate Tax	\$2,899.94
- Reduction Amount	\$1,015.92
- Non Business Credit	\$162.38
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$860.82
- Sales Tax Credit	\$0.00
+ Current Assessment	\$23.83
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$884.65

**Half Year Tax Distributions**

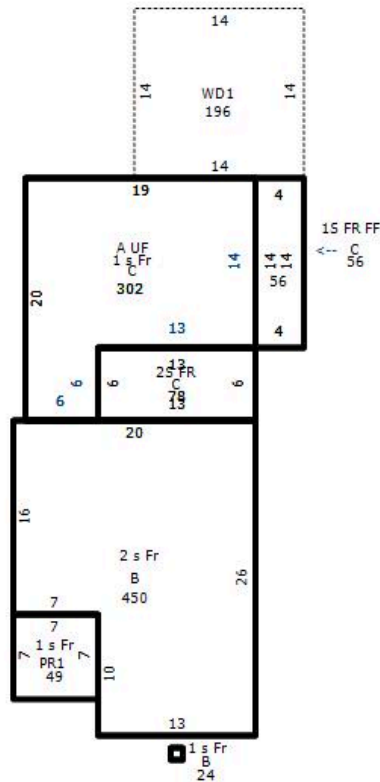
School District	\$513.12
Township	\$0.00
City/Village	\$166.76
Joint Vocational School	\$0.00
County General Fund	\$27.72
Public Library	\$23.69
Family Service/Treatment	\$2.66
HLTH/Hospital Care-Indigent	\$13.32
Mental Health Levy	\$16.77
Developmental Disabilities	\$30.83
Park District	\$18.82
Crime Information Center	\$1.30
Children Services	\$32.58
Senior Services	\$10.49
Zoological Park	\$2.76

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.

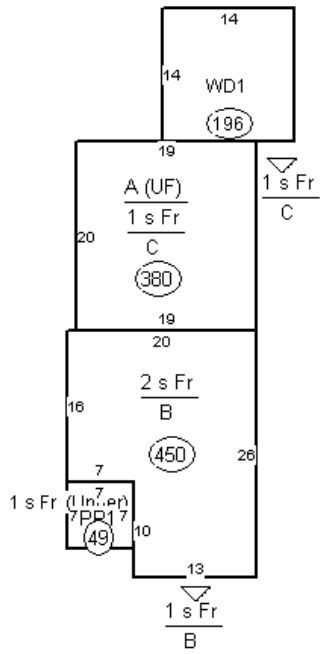
**Parcel Photo**



Current Parcel Sketch



Legacy Parcel Sketch



#### Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	10/11/2024	2099	\$0.00

#### Related Names

Name	Relationship	Status
WAY IMOGENE & WILLIAM E	Parcel Owner	Current
WAY IMOGENE & WILLIAM	Mail Name	Current