

Parcel ID

523-0007-0021-00

Address


6307 WOOSTER PK

Index Order

Parcel Number

Tax Year

2024 Payable 2025

Property Information		
Tax District	104 - FAIRFAX-MARIEMONT CSD	Images/Sketches 
School District	MARIEMONT CSD	
Appraisal Area 52301 - FAIRFAX 01 <u>Sales</u>	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address APPLEGATE MELROSE VIOLA 6307 WOOSTER PK CINCINNATI OH 452274212 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address APPLEGATE MELROSE VIOLA 6307 WOOSTER PK CINCINNATI OH 452274212 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 71,040	Effective Tax Rate 82.665944	Total Tax \$4,518.77
Property Description WOOSTER PK 56.98 X 477 IR PT LOT 11 DUBLIN SPRGS EST		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1915	Board of Revision	No
Total Rooms	6	Rental Registration	No
# Bedrooms	3	Homestead	Yes
# Full Bathrooms	1	Owner Occupancy Credit	Yes
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	1/14/2003	Special Assessments	Yes
Last Sale Amount	\$0	Market Land Value	81,220
Conveyance Number	0	CAUV Value	0
Deed Type	WE - Warranty Deed (EX)	Market Improvement Value	121,750
Deed Number	992386	Market Total Value	202,970
# of Parcels Sold	1	TIF Value	0
Acreage	0.467	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$2,265.07

Notes

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
One and One-Half Story	1,158	1915

Residential Appraisal Data			
Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.5
Exterior Wall Type	Frame/Siding	Year Built	1915
Basement Type	Full Basement	Finished Square Footage	1,158
Heating	Base	First Floor Area (sq. ft.)	678
Air Conditioning	None	Upper Floor Area (sq. ft.)	480
Total Rooms	6	Half Floor Area (sq. ft.)	0
# of Bedrooms	3	Finished Basement (sq. ft.)	0
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements		
Improvement	Measurements	Year Built
Open Masonry Porch	78	
Detached Garage	2368	1920

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	\$15.35	\$15.35	B
Hamilton County-Developmental Disabilities Services	Renew 4.13	4.13	\$178.28	\$178.28	B
Mariemont CSD - Current Expense	Additional	5.95	\$0.00	\$422.69	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
2003	0	0	1/14/2003	AKIN MELROSE VIOLA	APPLEGATE MELROSE VIOLA
1955	0	0	9/27/1955	MARTIN VIOLA	AKIN MELROSE VIOLA
1899	0	0	12/30/1899	SEE OWNERSHIP CARD	MARTIN VIOLA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	81,220	121,750	202,970	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	43,610	89,200	132,810	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	38,590	78,940	117,530	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	38,560	62,590	101,150	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	37,440	60,770	98,210	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	36,680	68,160	104,840	0	120 Reappraisal, Update or Annual Equalization
2005	9/23/2005	34,600	64,300	98,900	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	33,400	53,100	86,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	30,200	48,000	78,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	15,000	45,700	60,700	0	110 Miscellaneous

Current Year

2024 Payable 2025

Prior Year

2023 Payable 2024

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	81,220	Land	28,430	Full Tax Rate (mills)	173.240000
Building	121,750	Building	42,610	Reduction Factor	0.522825
Total	202,970	Total	71,040	Effective Tax Rate (mills)	82.665944
				Non Business Credit	0.071406
				Owner Occupancy Credit	0.017851

Tax Calculations

Gross Real Estate Tax	\$12,306.96
- Reduction Amount	\$6,434.38
- Non Business Credit	\$419.34
- Owner Occupancy Credit	\$85.84
- Homestead	\$737.82
Half Year Real Taxes	\$2,314.79
- Sales Tax Credit	\$61.09
+ Current Assessment	\$11.37
+ Delinquent Assessment	\$0.00

Half Year Tax Distributions

School District	\$1,536.28
Township	\$258.61
City/Village	\$65.46
Joint Vocational School	\$53.81
County General Fund	\$60.80
Public Library	\$52.96
Family Service/Treatment	\$5.83
HLTH/Hospital Care-Indigent	\$29.24
Mental Health Levy	\$37.02
Developmental Disabilities	\$67.66
Park District	\$42.43
Crime Information Center	\$2.85

Tax Calculations

Half Year Tax Distributions

+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,265.07

Children Services	\$72.60
Senior Services	\$23.18
Zoological Park	\$6.06

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

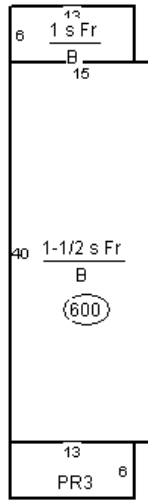


Current Parcel Sketch

 Sketch

Legacy Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	11/7/2024	2099	\$0.00

Related Names

Name	Relationship	Status
APPEGATE MELROSE VIOLA	Parcel Owner	Current