

Jessica E. Miranda, Hamilton County Auditor

Property Report

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Parcel ID
598-0080-0022-00

Address
87 GROVE RD

Index Order
Parcel Number

Tax Year
2025 Payable 2026

Property Information

Tax District	174 - WOODLAWN-PRINCETON CSD		Images/Sketches 
School District	PRINCETON CSD		
Appraisal Area	Auditor Land Use		
59805 - WOODLAWN 05 Sales	510 - SINGLE FAMILY DWLG		
Owner Name and Address	Tax Bill Mail Address		
CHANDLER ANTINIA 3875 PIN OAK DRIVE AMELIA OH 45102 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	CHANDLER ANTINIA 3875 PIN OAK DRIVE AMELIA OH 45102 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)		
Assessed Value	Effective Tax Rate	Total Tax	
24,570	63.606682	\$4,444.04	
Property Description GROVE 25 X 120 LOT 105 CARTERS WAVERLY PL SUB			

Appraisal/Sales Summary

Year Built	1926
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	2/25/2021
Last Sale Amount	\$0
Conveyance Number	259322
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	5
Acreage	0.069

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	4,500
CAUV Value	0
Market Improvement Value	65,690
Market Total Value	70,190
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$848.83

Notes

None

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,134	1926

Residential Appraisal Data

Attribute	Value
Style	Conventional
Exterior Wall Type	Frame/Siding
Basement Type	Part Basement

Residential Appraisal Data Continued

Attribute	Value
Stories	1.0
Year Built	1926
Finished Square Footage	1,134

Attribute	Value
Heating	Base
Air Conditioning	Central
Total Rooms	5
# of Bedrooms	2
# of Full Bathrooms	2
# of Half Bathrooms	0
# of Fireplaces	1
Basement Garage - Car Capacity	0.0

Attribute	Value
First Floor Area (sq. ft.)	1,134
Upper Floor Area (sq. ft.)	0
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

Improvements		
Improvement	Measurements	Year Built
Stoop - Masonry	392	
Open Frame Porch	102	
Detached Garage	816	1991

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$61.67	\$88.70	B, D

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
2021	259322	0	2/25/2021	CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE	CHANDLER ANTINIA CHANDLER ANTINIA CHANDLER ANTINIA CHANDLER ANTINIA CHANDLER ANTINIA
2021	256792	0	1/28/2021	CHANDLER ROYCE & ERNESTINE CHANDLER ROYCE & ERNESTINE CHANDLER ROYCE & ERNESTINE CHANDLER ROYCE & ERNESTINE CHANDLER ROYCE & ERNESTINE	CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE CHANDLER EARNESTINE
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	CHANDLER ROYCE &

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	4,500	65,690	70,190	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	4,050	35,730	39,780	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	4,500	39,700	44,200	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	4,500	26,520	31,020	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	5,000	29,470	34,470	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	4,800	47,330	52,130	0	120 Reappraisal, Update or Annual Equalization
2005	9/28/2005	5,000	49,300	54,300	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	2,500	33,600	36,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	2,400	32,400	34,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	2,000	24,900	26,900	0	110 Miscellaneous

No Board of Revision Case History

JILL A. SCHILLER, TREASURER	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	174 - WOODLAWN-PRINCETON CSD

Owner Information	
Current Owner(s)	CHANDLER ANTINIA
Tax Bill Mail Address	CHANDLER ANTINIA 3875 PIN OAK DRIVE AMELIA OH 45102

Taxable Value	
Land	1,580
Improvements	22,990
Total	24,570

Tax Overview	
Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	113.970000
Effective Rate	63.606682
Non Business Credit	0.068137
Owner Occupancy Credit	0.017034
Certified Delinquent Year	2020
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00
Note: May represent multiple parcels	

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,400.12		\$1,400.12	
Credit			\$618.71		\$618.71	
Subtotal			\$781.41		\$781.41	
Inflation Cap Credit			\$0.00		\$0.00	
Non Business Credit			\$53.24		\$53.24	
Owner Occupancy Credit			\$10.20		\$10.20	
Homestead			\$295.31		\$295.31	
Sales CR			\$2.31		\$2.31	
Subtotal	\$2,652.92	(\$2,652.92)	\$420.35	\$0.00	\$420.35	\$0.00
Interest/Penalty	\$594.81	(\$594.81)	\$42.85	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$462.39		\$420.35	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$8.94		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$471.33		\$420.35	
Total Paid	\$0.00		\$471.33		\$420.35	

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 13-999 STORM WATER						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$35.76	(\$35.76)	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$10.03	(\$10.03)	\$0.81	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.94		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 56-617 WOODLAWN - Trash/Debris						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year					
Date	Half	Prior	1st Half	2nd Half	Surplus
5/13/2026	2 - 2025	\$3,595.21	\$471.33	\$420.35	\$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@hamiltoncountyohio.gov or 513-946-4800

Current Year 2025 Payable 2026	Prior Year 2024 Payable 2025
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Market Value		Assessed Value (35%)		Tax Rate Information	
Land	4,500	Land	1,580	Full Tax Rate (mills)	113.970000
Building	65,690	Building	22,990	Reduction Factor	0.441900
Total	70,190	Total	24,570	Effective Tax Rate (mills)	63.606682
				Non Business Credit	0.068137
				Owner Occupancy Credit	0.017034

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$2,800.24	School District	\$2,245.09
- Reduction Amount	\$1,237.42	Township	\$0.00
- Non Business Credit	\$106.48	City/Village	\$715.26
- Owner Occupancy Credit	\$20.40	Joint Vocational School	\$119.33
- Homestead	\$590.62	County General Fund	\$134.83
Half Year Real Taxes	\$422.66	Public Library	\$117.42
- Sales Tax Credit	\$2.31	Family Service/Treatment	\$12.91
+ Current Assessment	\$8.13	HLTH/Hospital Care-Indigent	\$64.81
+ Delinquent Assessment	\$50.02	Mental Health Levy	\$82.10

+ Delinquent Real Estate	\$3,545.19
Semi Annual Net	\$4,023.69

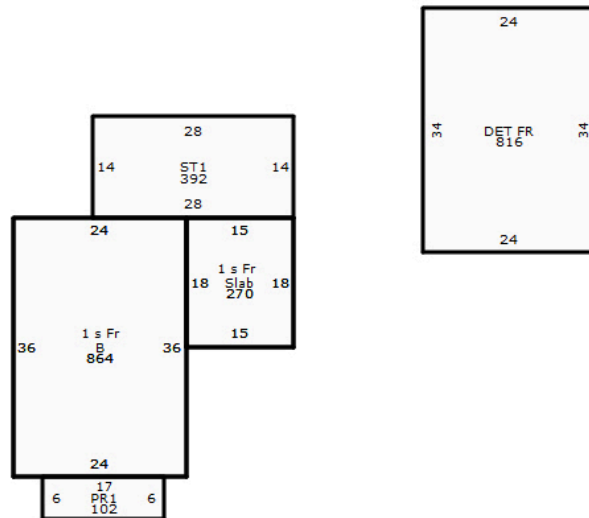
Developmental Disabilities	\$149.97
Park District	\$94.05
Crime Information Center	\$6.33
Children Services	\$160.95
Senior Services	\$51.37
Zoological Park	\$13.43

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



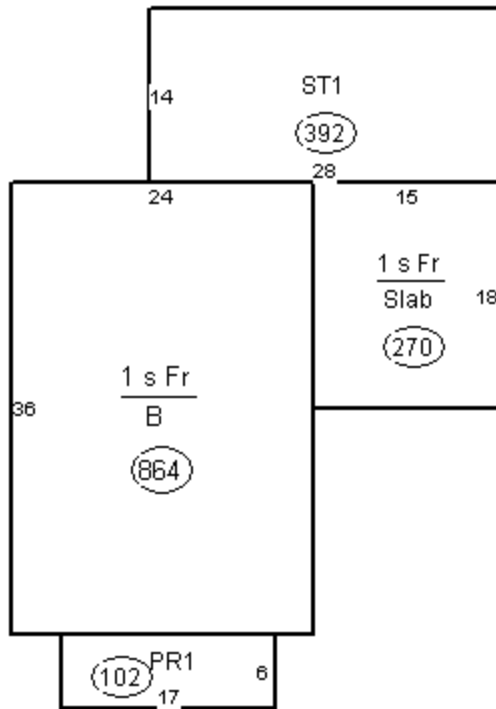
Current Parcel Sketch



Sketch by Apex Sketch

Legacy Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	11/3/2025	2099	\$0.00
56-617	15-2026	WOODLAWN - Trash/Debris	5/5/2026	2026	\$1,150.27

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$7.89	\$8.94	\$0.00	\$0.24	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2024	1	05/13/2026	\$8.13
2025	1	05/13/2026	\$8.13

Comments

None

Related Names

Name	Relationship	Status
CHANDLER ANTINIA	Parcel Owner	Current

Detailed Name Information

Full Name	Type
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CHANDLER ANTINIA	Parcel Owner
Address 3875 PIN OAK DRIVE AMELIA OH 45102	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]