

**Dusty Rhodes, Hamilton County Auditor** generated on 12/4/2012 9:02:33 AM (EST)**Property Report**

<b>Parcel ID</b> 117-0011-0082-00	<b>Address</b> 7750 READING RD	<b>Index Order</b> Street Address	<b>Card(s)</b> 1
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**Tax Dist**

001 CINTI CORP-CINTI CSD-001110

**School Dist**

1 CINCINNATI CSD

**Land Use**

430 Restaurant; cafeteria and/or bar

**Owner Information****Call 946-4015 if Incorrect**FOLCHI & FOLCHI LLC  
882 ALNETTA DR  
CINCINNATI, OH 45230 USA**Mail Information****Call 946-4800 if Incorrect**FOLCHI & FOLCHI LLC  
4145 FOX RUN TRAIL #5  
CINCINNATI, OH 45255 USA**Property Information**ES READING RD  
143x219.12 IR  
PT LOT 6**Board of Revision**

No

**Date**

2/23/2006

**Rental Registration**

No

**Conveyance #****Homestead**

No

**Deed Number**

83127

**2.5% / Stadium Credit**

No

**Mkt Land Value**

125,440

**Divided Property**

No

**Cauv Value**

0

**New Construction**

Yes

**Mkt Impr Value**

201,250

**Foreclosure**

No

**Mkt Total Value**

326,690

**Other Assessments**

Yes

**Total TIF Value**

0

**Front Ft.**

143.00

**Abated Value**

0

**# of Parcels**

1

**Exempt Value**

0

**Deed Type**

18 WE-Warranty Deed Ex

**Acreeage**

0.594

**Sale Amount**

\$0

**Taxes Paid**

\$0.00

**Levy Info****Proposed Levies**Cincinnati CSD - Emergency (\$51,500,000)  
Hamilton County - Mental Health  
Hamilton County - Senior Services**Mills****Current Annual Tax****Estimated Annual Tax****Note**

8.55

\$1,016.57

\$977.69

C, D

2.99

\$252.02

\$252.02

C

1.29

\$136.58

\$136.58

C

**Levies Passed-2012 Pay 2013 Tax Bill****Mills****Current Annual Tax****Estimated Annual Tax****Note****No Passed Levies Found****Improvements****Improvement**

632 Superstructure

**Measurements**

1374 SQUARE FEET

**Year Built**525 [Paving Asphalt](#)

12000 SQUARE FEET

1974

526 [Paving Concrete](#)

810 SQUARE FEET

1974

**Commercial****Use Code** 430 Restaurant, cafeteria and/or bar**Year Built** 1974**Net Leaseable****Gross Area** 4,979.00**No. of Units****Commercial History**

<b>Section</b>	<b>Occupancy</b>	<b>Finished Square Ft.</b>	<b>Story Height</b>	<b>Stories</b>
1	442 Bar/Tavern	4,979.00	12.00	1

### Transfer

Deed Book	Page	Sale Price	Sale Date	Current Owner
		\$0	2/23/2006	FOLCHI & FOLCHI LLC
		\$265,000	10/6/2005	FOLCHI-MARRS ENTERPRISES INC
		\$122,000	4/8/2003	TEKO LAND GROUP LTD
		\$0	8/24/2000	READING ASSOCIATES LLC
		\$0	5/16/1994	BUSKEN JOSEPH C JR 9/12 & D PA
		\$10,000	5/4/1994	BUSKEN JOSEPH C JR 2/3 & D PAG
		\$0	7/1/1984	DENNYS INC
		\$0	7/1/1984	BUSKEN JOSEPH C JR ET AL

### Value History

Year	Date	Land	Improvements	Total	Assessment Reason
2011	2011/09/28	\$125,440	\$201,250	\$326,690	New Construction - Full Value
2011	2011/05/31	\$125,440	\$134,300	\$259,740	Reappraisal, Update or Annual Equalization
2008	2008/09/27	\$121,580	\$189,520	\$311,100	Reappraisal, Update or Annual Equalization
2007	2007/08/22	\$119,200	\$185,800	\$305,000	New Construction - Full Value
2005	2005/10/26	\$119,200	\$145,800	\$265,000	Reappraisal, Update or Annual Equalization
2003	2004/06/22	\$114,000	\$20,000	\$134,000	Changes by Board of Revision, Tax Appeals, Courts
2002	2002/10/08	\$136,300	\$79,300	\$215,600	Reappraisal, Update or Annual Equalization
1999	1999/11/06	\$126,400	\$73,600	\$200,000	Reappraisal, Update or Annual Equalization
1996	1996/01/01	\$110,200	\$79,800	\$190,000	Miscellaneous

### Payments

#### Current Year Tax Detail

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
ReCharge	\$0.00	\$0.00	\$5,849.63	\$0.00	\$5,849.63	\$0.00
Credit			\$1,006.35		\$1,006.35	\$0.00
Sub Total	\$0.00		\$4,843.28		\$4,843.28	
Rollback			\$0.00	\$0.00	\$0.00	\$0.00
Reduct			\$0.00		\$0.00	\$0.00
Homestead			\$0.00		\$0.00	\$0.00
Sales CR			\$0.00		\$0.00	\$0.00
Sub Total	\$0.00		\$4,843.28		\$4,843.28	
Int / Pen	\$0.00	\$0.00	\$0.00	\$484.33	\$0.00	\$1,017.09
Re Paid	\$0.00		\$0.00		\$0.00	
Re Owed	\$0.00		\$5,327.61		\$5,860.37	
Sa Paid	\$0.00		\$0.00		\$0.00	
Sa Owed	\$0.00		\$29.17		\$2.92	
Total Owed	\$0.00		\$5,356.78		\$5,863.29	
Total Paid	\$0.00		\$0.00		\$0.00	\$0.00
Total Owed	\$0.00	\$5,356.78	\$11,220.07			
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Current Delq	\$11,220.07					
Current Paid	\$11,220.07					
Current Owed	\$0.00					

#### Detail of Special Assessment

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
34-999 #34-999 URBAN FORESTRY CITY						
Charge	\$0.00	\$0.00	\$26.52	\$0.00	\$0.00	\$0.00
Int / Pen	\$0.00	\$0.00	\$0.00	\$2.65	\$0.00	\$2.92
paid	\$0.00		\$0.00		\$0.00	
owed	\$0.00		\$29.17		\$2.92	

### Payment Information For Current And Prior Year

Date	Half	Mach	Seq	TR	Proj	Prior	1st Half	2nd Half	Surplus
08/15/12	1-12	0001-R				\$11,220.07	\$0.00	\$0.00	\$0.00
06/20/11	2-10					\$0.00	\$0.00	\$4,348.55	\$0.00
01/31/11	1-10					\$0.00	\$4,375.07	\$0.00	\$0.00
06/21/10	2-09					\$0.00	\$0.00	\$4,216.08	\$0.00
02/01/10	1-09					\$0.00	\$4,242.60	\$0.00	\$0.00

### Image



