


# Brigid Kelly, Hamilton County Auditor

generated on 5/16/2023 10:01:19 PM EDT

## Property Report

<b>Parcel ID</b> 181-0001-0286-00	<b>Address</b> 1677 GILSEY AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2022 Payable 2023
--------------------------------------	-----------------------------------	-------------------------------------	--------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Auditor Land Use</b> 510 - SINGLE FAMILY DWLG	<b>Images / Sketches</b> 
<b>Appraisal Area</b> 03700 - WEST PRICE HILL	<b>Owner Name and Address</b> SWAFFORD ALVIN C & ETTA 1677 GILSEY AVE CINCINNATI OH 452051007 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b> SWAFFORD ALVIN C & ETTA 1677 GILSEY AVE CINCINNATI OH 452051007 (Questions? 946-4800 or <a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> )	
<b>Assessed Value</b> 23,390	<b>Effective Tax Rate</b> 76.876291	<b>Total Tax</b> \$6,152.12	
<b>Property Description</b> DEWEY AVE 25 X 93.05 IRR LOT 255 CEDAR GROVE L & B ASSN 2 SUB			

Appraisal/Sales Summary	
Year Built	1952
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.062

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	6,700
CAUV Value	0
Market Improvement Value	60,120
Market Total Value	66,820
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
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
One Story	1,243	1952

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1952
Exterior Wall Type	Brick	Finished Square Footage	1,243
Basement Type	Full Basement	First Floor Area (sq. ft.)	840
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	403
Total Rooms	6	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	1.0		

### Improvements

Improvement	Measurements	Year Built
Open Frame Porch	144	
Attached/Integral Garage	1	
060-Utility Shed	468	1952

### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	6,700	60,120	66,820	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	6,090	54,650	60,740	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	6,510	57,240	63,750	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	7,400	65,040	72,440	0	120 Reappraisal, Update or Annual Equalization

**Value History**

2008	9/26/2008	6,110	58,840	64,950	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	6,500	62,600	69,100	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	6,500	65,600	72,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	6,000	60,400	66,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	3,000	44,800	47,800	0	110 Miscellaneous

**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	Yes
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	SWAFFORD ALVIN C & ETTA	Full Rate	110.450000
<b>Tax Bill Mail Address</b>	SWAFFORD ALVIN C & ETTA 1677 GILSEY AVE CINCINNATI OH 452051007	Effective Rate	76.876291
		Non Business Credit	0.084903
		Owner Occupancy Credit	0.021225
		Certified Delinquent Year	2019
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

**Taxable Value**

<b>Land</b>	2,350
<b>Improvements</b>	21,040
<b>Total</b>	23,390

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$1,291.71		\$1,291.71	
<b>Credit</b>			\$392.64		\$392.64	
<b>Subtotal</b>			\$899.07		\$899.07	
<b>Non Business Credit</b>			\$76.33		\$76.33	
<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>\$2,834.68</b>	<b>\$0.00</b>	<b>\$822.74</b>	<b>\$0.00</b>	<b>\$822.74</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$535.80	\$277.19	\$87.16	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Real Estate Owed</b>	\$3,461.50		\$905.01		\$822.74	
<b>Special Assess Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Owed</b>	\$996.25		\$53.78		\$0.00	
<b>Total Due</b>	\$4,457.75		\$958.79		\$822.74	
<b>Total Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$4,457.75</b>		<b>\$5,416.54</b>		<b>\$6,239.28</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>	\$97.58	\$0.00	\$48.89	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$19.18	\$6.58	\$4.89	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Owed</b>	\$123.34		\$53.78		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
7/1/2019	1 - 2019	\$0.00	\$0.00	\$366.20	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$91.55	\$0.00
1/31/2019	1 - 2018	\$0.00	\$489.13	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$430.93	\$0.00
1/31/2018	1 - 2017	\$0.00	\$459.31	\$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	6,700	Land	2,350	Full Tax Rate (mills)	110.450000
Building	60,120	Building	21,040	Reduction Factor	0.303973
<b>Total</b>	<b>66,820</b>	<b>Total</b>	<b>23,390</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	\$2,583.42
- Reduction Amount	\$785.28
- Non Business Credit	\$152.66
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$822.74
- Sales Tax Credit	\$0.00
+ Current Assessment	\$48.89
+ Delinquent Assessment	\$996.25
+ Delinquent Real Estate	\$3,461.50
Semi Annual Net	\$5,329.38

School District	\$2,617.67
Township	\$0.00
City/Village	\$676.35
Joint Vocational School	\$0.00
County General Fund	\$123.87
Public Library	\$99.93
Family Service/Treatment	\$15.72
HLTH/Hospital Care-Indigent	\$78.91
Mental Health Levy	\$99.29
Developmental Disabilities	\$182.59
Park District	\$110.85
Crime Information Center	\$7.70
Children Services	\$192.92
Senior Services	\$62.09
Zoological Park	\$16.35

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**

□  
60

