


Brigid Kelly, Hamilton County Auditor

generated on 5/23/2023 7:52:12 PM EDT

Property Report

Parcel ID 228-0002-0077-00	Address 2222 NORTH BEND RD	Index Order Parcel Number	Tax Year 2022 Payable 2023
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 05100 - COLLEGE HILL	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address FLANAGAN CURTIS L 2222 W NORTH BEND RD CINCINNATI OH 45239 (call 946-4015 if incorrect)	Tax Bill Mail Address FLANAGAN CURTIS L 2222 W NORTH BEND RD CINCINNATI OH 45239 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 23,340	Effective Tax Rate 76.876291	Total Tax \$3,399.76

Property Description
2222 NORTH BEND RD 50 X 150 WS NORTH BEND RD 345.25 FT S OF N LINE

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1938	Board of Revision	YES(11)
Total Rooms	5	Rental Registration	No
# Bedrooms	2	Homestead	No
# Full Bathrooms	1	Owner Occupancy Credit	Yes
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	7/1/2010	Special Assessments	Yes
Last Sale Amount	\$30,000	Market Land Value	24,170
Conveyance Number	8683	CAUV Value	0
Deed Type	LW - Limited Warrant Deed (Conv)	Market Improvement Value	42,520
Deed Number	213823	Market Total Value	66,690
# of Parcels Sold	2	TIF Value	0
Acreage	0.182	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00
		Tax as % of Total Value	2.377%

Notes

1) bor #10-401750 decrease to 28,430

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 with any data or mailing address corrections.

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,082	1938

Residential Appraisal Data

Attribute	Value
Style	Conventional
Grade	Average
Exterior Wall Type	F/M 93-94
Basement Type	Full Basement
Heating	Base
Air Conditioning	Central
Total Rooms	5
# of Bedrooms	2
# of Full Bathrooms	1
# of Half Bathrooms	0
# of Fireplaces	1
Basement Garage - Car Capacity	1.0

Attribute	Value
Stories	1.5
Year Built	1938
Finished Square Footage	1,082
First Floor Area (sq. ft.)	608
Upper Floor Area (sq. ft.)	474
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

Improvements

Improvement	Measurements	Year Built
Open Masonry Porch	84	
Attached/Integral Garage	1	

No Proposed Levies Found

Levies Passed - 2022 Pay 2023 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Health & Hospitalization	Renewal	4.07	\$29.42	\$29.42	B
Hamilton County - Senior Services	Renewal	1.29	\$17.21	\$17.21	B
Hamilton County - Senior Services	Renewal	0.31	\$6.11	\$6.11	B
Hamilton County - Mental Health Services	Renewal	2.99	\$28.39	\$28.39	B
Hamilton County - Mental Health Services	Additional	0.38	\$0.00	\$8.87	B
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	6.80	\$143.98	\$138.87	B, C

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
2010	8683	30,000	7/1/2010	GUARDIAN SAVINGS BANK	FLANAGAN CURTIS L
2010	1171	32,000	2/9/2010	WOESTE BROTHERS PROPERTIES LTD	GUARDIAN SAVINGS BANK
2001	0	0	5/22/2001	WOESTE DAN TR	WOESTE BROTHERS PROPERTIES LTD WOESTE BROTHERS PROPERTIES LTD
1997	17677	54,000	12/29/1997	SMITH WILLIAM H TR	WOESTE DAN TR
1995	2608	76,000	3/17/1995	SMITH ANNA	SMITH WILLIAM H TR
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	SMITH ANNA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	24,170	42,520	66,690	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	21,200	37,300	58,500	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	22,720	4,860	27,580	0	120 Reappraisal, Update or Annual Equalization
2010	7/13/2011	23,420	5,010	28,430	0	40 Changes by Board of Revision, Tax Appeals, Courts

Value History

2008	9/27/2008	23,420	54,980	78,400	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	23,900	56,100	80,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	23,900	49,300	73,200	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	23,500	48,400	71,900	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	13,600	43,900	57,500	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
2010401750	2/14/2011	No		5/13/2011 1:33 PM	78,400	29,000	28,430	7/13/2011

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

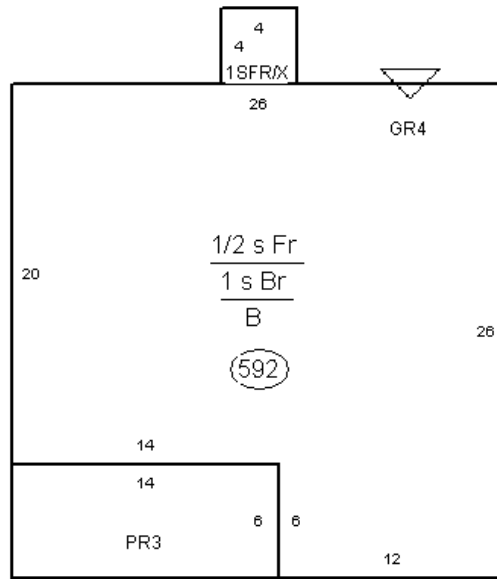
**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six 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.

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$31.09


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Property Report

Parcel ID 228-0002-0045-00	Address 2222 NORTH BEND RD	Index Order Parcel Number	Tax Year 2022 Payable 2023
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Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 05100 - COLLEGE HILL	Auditor Land Use 500 - RESIDENTIAL VACANT LAND	
Owner Name and Address FLANAGAN CURTIS L 2222 W NORTH BEND RD CINCINNATI OH 45239 <i>(call 946-4015 if incorrect)</i>	Tax Bill Mail Address FLANAGAN CURTIS L 2222 W NORTH BEND RD CINCINNATI OH 45239 <i>(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)</i>	
Assessed Value 640	Effective Tax Rate 76.876291	Total Tax \$99.12

Property Description
REAR NORTH BEND RD 50 FT IRR 150 FT W OF NORTH BEND RD & 345.25 FT S OF

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built		Board of Revision	YES(11)
Total Rooms		Rental Registration	No
# Bedrooms		Homestead	No
# Full Bathrooms		Owner Occupancy Credit	No
# Half Bathrooms		Foreclosure	No
Last Transfer Date	7/1/2010	Special Assessments	No
Last Sale Amount	\$30,000	Market Land Value	1,820
Conveyance Number	8683	CAUV Value	0
Deed Type	LW - Limited Warrant Deed (Conv)	Market Improvement Value	0
Deed Number	213823	Market Total Value	1,820
# of Parcels Sold	2	TIF Value	0
Acreage	0.055	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00
		Tax as % of Total Value	2.377%

Notes

1) bor #10-401750 no change

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Structure List

Structure Name	Finished Sq. Ft.	Year Built
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No Proposed Levies Found

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Hamilton County - Senior Services	Renewal	1.29	\$0.49	\$0.49	B
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Hamilton County - Mental Health Services	Renewal	2.99	\$0.80	\$0.80	B
Hamilton County - Mental Health Services	Additional	0.38	\$0.00	\$0.24	B
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	6.80	\$4.06	\$3.92	B, C

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1997	17677	54,000	12/29/1997	SMITH WILLIAM H TR	WOESTE DAN TR
1995	2608	76,000	3/17/1995	SMITH ANNA	SMITH WILLIAM H TR
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	SMITH ANNA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	1,820	0	1,820	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	1,600	0	1,600	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	1,520	0	1,520	0	120 Reappraisal, Update or Annual Equalization
2011	9/26/2011	1,570	0	1,570	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	1,570	0	1,570	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	1,600	0	1,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	1,500	0	1,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	1,000	0	1,000	0	110 Miscellaneous

Payment Information

JILL A. SCHILLER, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	FLANAGAN CURTIS L	Full Rate	110.450000
Tax Bill Mail Address	FLANAGAN CURTIS L 2222 W NORTH BEND RD CINCINNATI OH 45239	Effective Rate	76.876291
		Non Business Credit	0.084903
		Owner Occupancy Credit	0.021225
		Certified Delinquent Year	2021
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	640
Improvements	0
Total	640

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$35.34		\$35.34	
Credit			\$10.74		\$10.74	
Subtotal			\$24.60		\$24.60	
Non Business Credit			\$2.09		\$2.09	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$44.28	\$0.00	\$22.51	\$0.00	\$22.51	\$0.00
Interest/Penalty	\$4.46	\$5.36	\$2.25	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$54.10		\$24.76		\$22.51	
Special Assess Paid	\$0.00		\$0.00		\$0.00	

Current Year Tax Detail

Special Assess Owed	\$0.00		\$0.00		\$0.00
Total Due	\$54.10		\$24.76		\$22.51
Total Paid	\$0.00		\$0.00		\$0.00
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00
Total Owed	\$54.10		\$78.86		\$101.37

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
7/22/2021	1 - 2021	\$0.00	\$0.00	\$22.20	\$0.00
1/26/2021	1 - 2020	\$0.00	\$22.20	\$0.00	\$0.00
6/30/2020	2 - 2019	\$0.00	\$0.00	\$2.14	\$0.00
5/14/2020	2 - 2019	\$0.00	\$23.49	\$19.21	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$21.36	\$0.00
1/22/2019	1 - 2018	\$0.00	\$21.36	\$0.00	\$0.00
1/17/2018	1 - 2017	\$0.00	\$20.58	\$20.58	\$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 or 513-946-4800

Parcel Photo



No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
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