

Brigid Kelly, Hamilton County Auditor

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Property Report


Parcel ID
612-0170-0096-00

Address
4400 CLASSIC DR

Index Order
Parcel Number

Tax Year
2022 Payable 2023

Property Information

Tax District 214 - BLUE ASH-SYCAMORE	School District SYCAMORE CSD	Images/Sketches 
Appraisal Area 61234 - BLUE ASH 34	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address PACKWOOD RONALD R 4400 CLASSIC DR CINCINNATI OH 452412208 (call 946-4015 if incorrect)	Tax Bill Mail Address CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 63,670	Effective Tax Rate 57.096558	Total Tax \$2,806.35
Property Description CLASSIC DR 119.58 X 168.10 LOT 11 NORTH GAP SUB		

Appraisal/Sales Summary	
Year Built	1965
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	12/18/2012
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	275007
# of Parcels Sold	1
Acreage	0.461

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	40,970
CAUV Value	0
Market Improvement Value	140,950
Market Total Value	181,920
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,806.35
Tax as % of Total Value	1.788%

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 with any data or mailing address corrections.

Structure List

Structure Name	Finished Sq. Ft.	Year Built
4400 CLASSIC	2,633	1965

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.5
Grade	Good	Year Built	1965
Exterior Wall Type	Brick	Finished Square Footage	2,633
Basement Type	None	First Floor Area (sq. ft.)	1,799
Heating	Base	Upper Floor Area (sq. ft.)	834
Air Conditioning	Central	Half Floor Area (sq. ft.)	0
Total Rooms	6	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	176	
Deck - Wood	373	
Attached/Integral Garage	529	

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	\$80.25	\$80.25	B
Hamilton County - Senior Services	Renewal	1.29	\$46.94	\$46.94	B
Hamilton County - Senior Services	Renewal	0.31	\$16.66	\$16.66	B
Hamilton County - Mental Health Services	Renewal	2.99	\$77.45	\$77.45	B
Hamilton County - Mental Health Services	Additional	0.38	\$0.00	\$24.19	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
2012		0	12/18/2012	PACKWOOD RONALD R & CAROL	PACKWOOD RONALD R
1990	0	0	1/1/1990	PACKWOOD RONALD R & CAROL	PACKWOOD RONALD R
1985	0	0	8/1/1985	FREUSZER LOUISE	PACKWOOD RONALD R & CAROL
1984	0	0	12/1/1984	REUSZER WALTER & LOUISE	FREUSZER LOUISE
1982	0	0	8/1/1982	<u>SEE OWNERSHIP CARD</u>	REUSZER WALTER & LOUISE

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	40,970	140,950	181,920	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	40,970	140,950	181,920	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	46,710	129,690	176,400	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	40,970	113,760	154,730	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	39,690	125,340	165,030	0	120 Reappraisal, Update or Annual Equalization
2005	9/17/2005	39,300	124,100	163,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	50,100	98,000	148,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	45,300	88,600	133,900	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	37,500	100,800	138,300	0	110 Miscellaneous

Board of Revision Case History

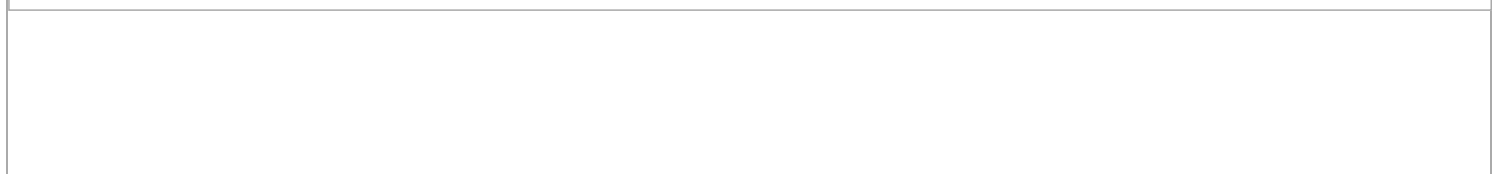
Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, 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.

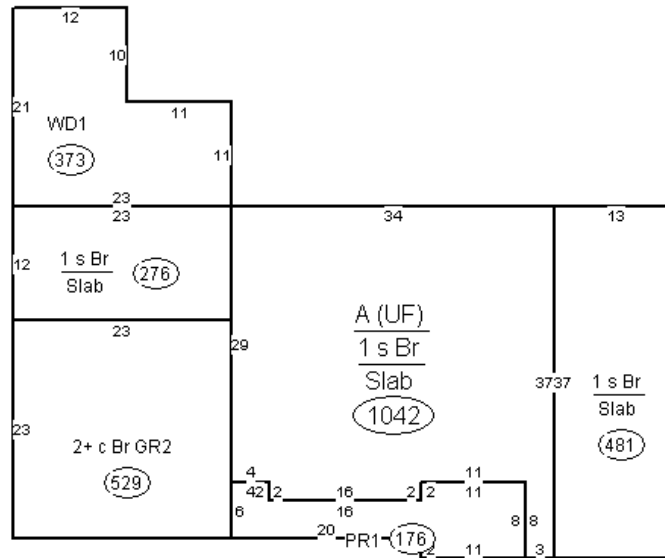
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Parcel Photo





Parcel Sketch



Special Assessments

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

Related Names

Name	Relationship	Status
PACKWOOD RONALD R	Parcel Owner	Current