

Jessica E. Miranda, Hamilton County Auditor

Property Report

Parcel ID

593-0007-0292-00

Address

1536 ST CLAIR AVE

Index Order

Parcel Number

Tax Year

2024 Payable 2025

generated on 7/21/2025 3:03:43 PM EDT

Property Information

Tax District

School District

124 - MT.HEALTHY-MT.HEALTHY

MOUNT HEALTHY CSD

Appraisal Area

59303 - MT HEALTHY 03

Sales

Auditor Land Use

510 - SINGLE FAMILY DWLG

Owner Name and Address

WATSON ANGELA

1536 ST CLAIR AVE

CINCINNATI OH 45231

(Questions? 946-4015 or

county.auditor@auditor.hamilton-co.org)

Tax Bill Mail Address

LERETA LLC

901 CORPORATE CENTER DR

POMONA CA 91768

(Questions? 946-4800 or

treasurer.taxbills@hamilton-co.org)

Assessed Value

66,150

Effective Tax Rate

59.651851

Total Tax

\$3,442.30

Property Description

ST CLAIR AVE 98.52 X 244.08 IRR PTS LOTS 7-8 HUGHES & GOOSMAN

Images/Sketches



Appraisal/Sales Summary

Year Built

1950

Total Rooms

6

# Bedrooms

3

# Full Bathrooms

1

# Half Bathrooms

1

Last Transfer Date

3/25/2021

Last Sale Amount

\$189,000

Conveyance Number

262528

Deed Type

WD - Warranty Deed (Conv)

Deed Number

# of Parcels Sold

1

Acreage

0.554

Tax/Credit/Value Summary

Board of Revision

No

Rental Registration

No

Homestead

No

Owner Occupancy Credit

Yes

Foreclosure

No

Special Assessments

Yes

Market Land Value

40,970

CAUV Value

0

Market Improvement Value

148,030

Market Total Value

189,000

TIF Value

0

Abated Value

0

Exempt Value

0

Taxes Paid

\$3,442.30

Notes

Structure List

Structure Name

Finished Sq. Ft.

Year Built

One Story

1,504

1950

Residential Appraisal Data

Attribute

Value

Style

Conventional

Exterior Wall Type

F/M 95

Basement Type

Full Basement

Heating

Base

Air Conditioning

Central

Total Rooms

6

# of Bedrooms

3

# of Full Bathrooms

1

# of Half Bathrooms

1

# of Fireplaces

0

Basement Garage - Car Capacity

0.0

Attribute

Value

Stories

1.0

Year Built

1950

Finished Square Footage

1,504

First Floor Area (sq. ft.)

1,504

Upper Floor Area (sq. ft.)

0

Half Floor Area (sq. ft.)

0

Finished Basement (sq. ft.)

0

Improvements

Improvement

Measurements

Year Built

Deck - Wood

391

Attached/Integral Garage

240

No Proposed Levies Found

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	262528	189,000	3/25/2021	WALTER ASHLEY N	WATSON ANGELA
2011	26194	50,000	9/23/2011	CARR EVELYN L	WALTER ASHLEY N
2005		0	4/7/2005	CARR GLEN D & EVELYN L	CARR EVELYN L
1990	0	0	1/1/1990	CARR GLEN D & EVELYN L	CARR GLEN D
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	CARR GLEN D & EVELYN L

#### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	40,970	148,030	189,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	34,250	67,860	102,110	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	30,310	60,050	90,360	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	28,280	21,720	50,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	33,670	74,180	107,850	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	32,690	103,890	136,580	0	120 Reappraisal, Update or Annual Equalization
2006	12/21/2006	33,700	107,100	140,800	0	110 Miscellaneous
2005	9/28/2005	33,700	107,100	140,800	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	27,700	83,700	111,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	25,300	76,400	101,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	22,800	60,800	83,600	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 or email, 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.

\*\*\*Please allow six to eight 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.

#### 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 Lien Sold	No
Tax District:	124 - MT.HEALTHY-MT.HEALTHY	Full Rate	125.380000
		Effective Rate	59.651851
		Non Business Credit	0.080127
Current Owner(s)	WATSON ANGELA	Owner Occupancy Credit	0.020031
Tax Bill Mail Address	LERETA LLC 901 CORPORATE CENTER DR POMONA CA 91768	Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	
		Note: May represent multiple parcels	
Taxable Value			

#### Taxable Value

Land	14,340
Improvements	51,810
Total	66,150

#### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,146.94		\$4,146.94	
Credit			\$2,173.96		\$2,173.96	
Subtotal			\$1,972.98		\$1,972.98	
Non Business Credit			\$158.09		\$158.09	
Owner Occupancy Credit			\$39.52		\$39.52	
Homestead			\$0.00		\$0.00	
Sales CR			\$56.25		\$56.25	
Subtotal	\$0.00	\$0.00	\$1,719.12	\$0.00	\$1,719.12	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,719.12		\$1,719.12	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$4.06		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,723.18		\$1,719.12	
Total Paid	\$0.00		\$1,723.18		\$1,719.12	
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	\$0.00	\$0.00	\$4.06	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$4.06		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
6/9/2025	2 - 2024	\$0.00	\$0.00	\$1,719.12	\$0.00
1/29/2025	1 - 2024	\$0.00	\$1,723.18	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,733.85	\$0.00
1/25/2024	1 - 2023	\$0.00	\$1,737.91	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$1,308.22	\$0.00
1/17/2023	1 - 2022	\$0.00	\$1,312.28	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$1,276.11	\$0.00
1/19/2022	1 - 2021	\$0.00	\$1,280.17	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$1,310.34	\$0.00
1/15/2021	1 - 2020	\$0.00	\$1,314.40	\$0.00	\$0.00
7/9/2020	2 - 2019	\$0.00	\$0.00	\$1,098.92	\$0.00
1/13/2020	1 - 2019	\$0.00	\$1,102.98	\$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**

Current Year  
2024 Payable 2025  
Prior Year  
2023 Payable 2024

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	40,970	Land	14,340	Full Tax Rate (mills)	125.380000
Building	148,030	Building	51,810	Reduction Factor	0.524232
<b>Total</b>	<b>189,000</b>	<b>Total</b>	<b>66,150</b>	Effective Tax Rate (mills)	59.651851
				Non Business Credit	0.080127
				Owner Occupancy Credit	0.020031

**Tax Calculations**

Gross Real Estate Tax	\$8,293.88
- Reduction Amount	\$4,347.92
- Non Business Credit	\$316.18
- Owner Occupancy Credit	\$79.04
- Homestead	\$0.00
Half Year Real Taxes	\$1,775.37
- Sales Tax Credit	\$56.25
+ Current Assessment	\$4.06
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,723.18

**Half Year Tax Distributions**

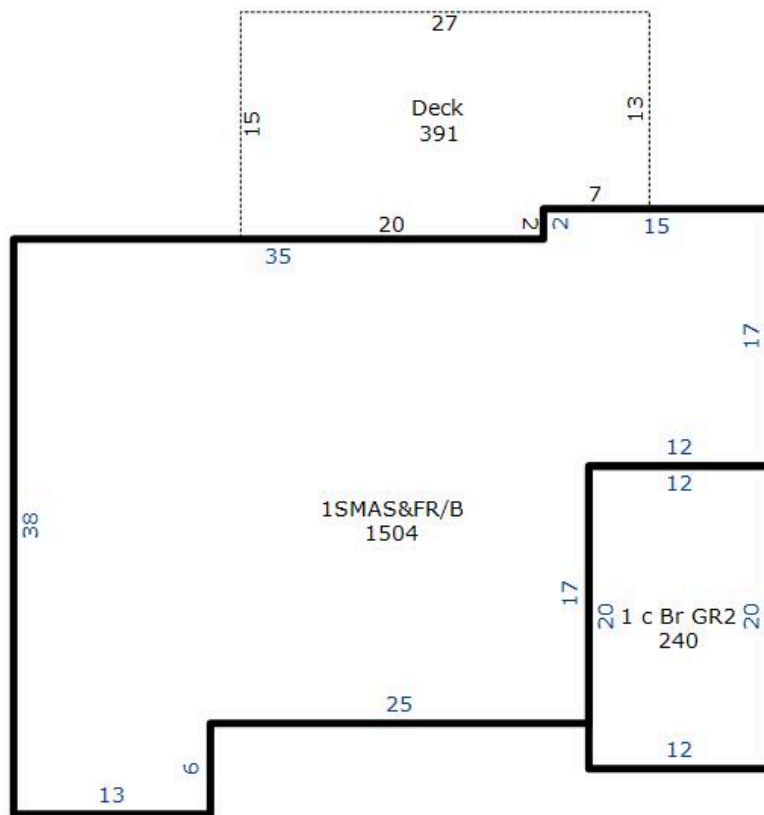
School District	\$856.65
Township	\$0.00
City/Village	\$429.87
Joint Vocational School	\$57.88
County General Fund	\$65.41
Public Library	\$56.98
Family Service/Treatment	\$6.27
HLTH/Hospital Care-Indigent	\$31.44
Mental Health Levy	\$39.83
Developmental Disabilities	\$72.78
Park District	\$45.64
Crime Information Center	\$3.07
Children Services	\$78.10
Senior Services	\$24.93
Zoological Park	\$6.52

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.

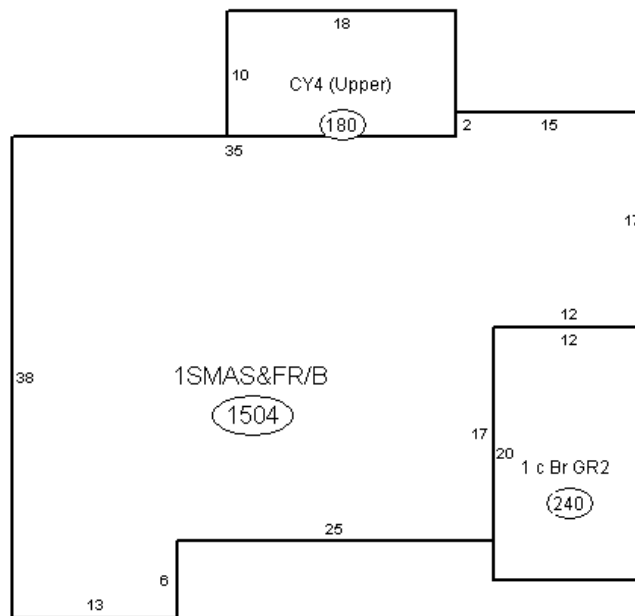
**Parcel Photo**



Current Parcel Sketch



Legacy Parcel Sketch



#### Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	11/7/2024	2099	\$0.00

#### Related Names

Name	Relationship	Status
WATSON ANGELA	Parcel Owner	Current