

Jessica E. Miranda, Hamilton County Auditor

Property Report

Parcel ID

572-0008-0162-00

Address

46 RIDGE AVE

Index Order

Parcel Number

Tax Year

2025 Payable 2026

generated on 12/27/2025 11:28:06 AM EST

Property Information

Tax District

223 - CLEVES-MIAMI-3 RIVERS

School District

THREE RIVERS LSD

Appraisal Area

57203 - CLEVES 03

Sales

Owner Name and Address

NOEL SUSAN E
48 RIDGE AVE
CLEVES OH 45002
(Questions? 946-4015 or
county.auditor@auditor.hamilton-co.org)

Assessed Value

71,750

Property Description

46 RIDGE AVE 100 X 160 LOTS 12-13 W H H THORNTON SUB PARS 162-163 CONS

Auditor Land Use

510 - SINGLE FAMILY DWLG

Tax Bill Mail Address

COTALITY ATTN: TAX DEPARTMENT
3001 HACKBERRY RD
IRVING TX 750630156
(Questions? 946-4800 or
treasurer.taxbills@hamilton-co.org)

Effective Tax Rate

58.316602

Images/Sketches

Total Tax

\$4,031.84

Appraisal/Sales Summary

Year Built

1920

Total Rooms

7

Bedrooms

4

Full Bathrooms

2

Half Bathrooms

0

Last Transfer Date

10/5/2021

Last Sale Amount

\$205,000

Conveyance Number

281845

Deed Type

WD - Warranty Deed (Conv)

Deed Number

of Parcels Sold

1

Acreage

0.369

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

24,210

CAUV Value

0

Market Improvement Value

180,790

Market Total Value

205,000

TIF Value

0

Abated Value

0

Exempt Value

0

Taxes Paid

\$0.00

Notes

Structure List

Structure Name

46 RIDGE

Finished Sq. Ft.

1,915

Year Built

1920

Residential Appraisal Data

Attribute

Value

Style

Conventional

Exterior Wall Type

Frame/Siding

Basement Type

Part Basement

Heating

Base

Air Conditioning

Central

Total Rooms

7

of Bedrooms

4

of Full Bathrooms

2

of Half Bathrooms

0

of Fireplaces

0

Basement Garage - Car Capacity

0.0

Attribute

Value

Stories

2.0

Year Built

1920

Finished Square Footage

1,915

First Floor Area (sq. ft.)

1,339

Upper Floor Area (sq. ft.)

576

Half Floor Area (sq. ft.)

0

Finished Basement (sq. ft.)

0

Improvements

Improvement

Measurements

Year Built

Attached/Integral Garage

528

Deck - Wood

400

Open Frame Porch

180

Deck - Wood

162

Open Masonry Porch

96

Proposed Levies

Levy

Levy Type

Mills

Current Annual Tax

Estimated Annual Tax

Note

Great Parks - Parks

Renewal

1.00

\$45.70

\$45.70

B, C

Village of Cleves - Public Safety

Additional

4.50

\$0.00

\$322.88

B

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	281845	205,000	10/5/2021	MORGAN JUSTIN T	NOEL SUSAN E
2020	226641	133,500	2/5/2020	MCCARTHY TIMOTHY	MORGAN JUSTIN T
2017	135993	142,900	3/27/2017	MEAKEN LLC	MCCARTHY TIMOTHY
2016	104363	33,800	3/18/2016	RVFM 11 SERIES LLC	MEAKEN LLC
2015		0	2/23/2015	KAJA HOLDINGS 2 LLC	RVFM 11 SERIES LLC
2014		0	12/5/2014	COLUMBIA SAVINGS BANK	KAJA HOLDINGS 2 LLC
2011	25091	44,000	8/24/2011	ALL-SEASONS PROPERTIES LLC	COLUMBIA SAVINGS BANK
2005	43832	67,000	9/22/2005	RODGERS TIMOTHY S & LORI M	ALL-SEASONS PROPERTIES LLC
2001	4607	65,000	4/16/2001	GRP/AG REO 2000-1 LLC	RODGERS TIMOTHY S & LORI M
2001	3601	52,000	3/27/2001	HEIS SHIRLEY	GRP/AG REO 2000-1 LLC
1999	0	0	6/28/1999	HEIS RICHARD G III & SHIRLEY	HEIS SHIRLEY
1993	7033	55,500	6/3/1993	FOX ARTHUR A & JOYCE M	HEIS RICHARD G III & SHIRLEY
1988	0	51,500	12/30/1988	CHILDERS GARY L& KIM.K	FOX ARTHUR A & JOYCE M
1987	0	47,900	5/6/1987	WESTRICH JOHN A& CATH.M	CHILDERS GARY L& KIM.K
1983	0	39,000	9/21/1983	CHAMBERS EDW.A& LOUISE C	WESTRICH JOHN A& CATH.M
1983	0	14,500	6/30/1983	<u>SEE OWNERSHIP CARD</u>	CHAMBERS EDW.A& LOUISE C

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	24,210	180,790	205,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	24,520	108,980	133,500	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	21,890	121,010	142,900	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	32,960	42,130	75,090	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	32,960	42,130	75,090	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	33,760	27,210	60,970	0	120 Reappraisal, Update or Annual Equalization
2005	10/6/2005	37,100	29,900	67,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	28,700	41,300	70,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	26,900	38,700	65,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,100	38,500	46,600	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
		Full Rate	97.040000
Tax District:	223 - CLEVES-MIAMI-3 RIVERS	Effective Rate	58.316602
		Non Business Credit	0.078270
Current Owner(s)	NOEL SUSAN E	Owner Occupancy Credit	0.019567
Tax Bill Mail Address	COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156	Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	8,470		
Improvements	63,280		
Total	71,750		

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$3,481.31		\$3,481.31	
Credit			\$1,389.20		\$1,389.20	
Subtotal			\$2,092.11		\$2,092.11	
Non Business Credit			\$163.75		\$163.75	
Owner Occupancy Credit			\$40.94		\$40.94	
Homestead			\$0.00		\$0.00	
Sales CR			\$9.26		\$9.26	

Current Year Tax Detail

Subtotal	\$0.00	\$0.00	\$1,878.16	\$0.00	\$1,878.16	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$1,878.16		\$1,878.16	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$275.52		\$0.00	
Total Due	\$0.00		\$2,153.68		\$1,878.16	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$2,153.68		\$4,031.84	

Special Assessment Detail for 54-148 MIAMI CONSERVANCY DIST - Aquifer

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$1.44	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$1.44		\$0.00	

Special Assessment Detail for 56-486 CLEVES - Delinquent Garbage

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$274.08	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$274.08		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/17/2025	2 - 2024	\$0.00	\$0.00	\$1,667.98	\$0.00
2/4/2025	1 - 2024	\$0.00	\$3,416.28	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,682.60	\$0.00
1/25/2024	1 - 2023	\$0.00	\$1,684.00	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$1,367.27	\$0.00
1/17/2023	1 - 2022	\$0.00	\$2,490.41	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$1,330.52	\$0.00
1/19/2022	1 - 2021	\$0.00	\$1,331.95	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$1,450.48	\$0.00
1/15/2021	1 - 2020	\$0.00	\$1,451.98	\$0.00	\$0.00
7/9/2020	2 - 2019	\$0.00	\$0.00	\$1,685.45	\$0.00
1/13/2020	1 - 2019	\$0.00	\$1,686.88	\$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 or 513-946-4800

Current Year Prior Year
2025 Payable 2026 2024 Payable 2025

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	24,210	Land	8,470	Full Tax Rate (mills)	97.040000
Building	180,790	Building	63,280	Reduction Factor	0.399046
Total	205,000	Total	71,750	Effective Tax Rate (mills)	58.316602
				Non Business Credit	0.078270
				Owner Occupancy Credit	0.019567

Tax Calculations

Gross Real Estate Tax	\$6,962.62
- Reduction Amount	\$2,778.40
- Non Business Credit	\$327.50
- Owner Occupancy Credit	\$81.88
- Homestead	\$0.00
Half Year Real Taxes	\$1,887.42
- Sales Tax Credit	\$9.26
+ Current Assessment	\$275.52
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,153.68

Half Year Tax Distributions

School District	\$833.58
Township	\$16.87
City/Village	\$506.92
Joint Vocational School	\$62.78
County General Fund	\$70.91
Public Library	\$61.78
Family Service/Treatment	\$6.79
HLTH/Hospital Care-Indigent	\$34.10
Mental Health Levy	\$43.19
Developmental Disabilities	\$78.90
Park District	\$49.48
Crime Information Center	\$3.34
Children Services	\$84.68
Senior Services	\$27.03
Zoological Park	\$7.07

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.

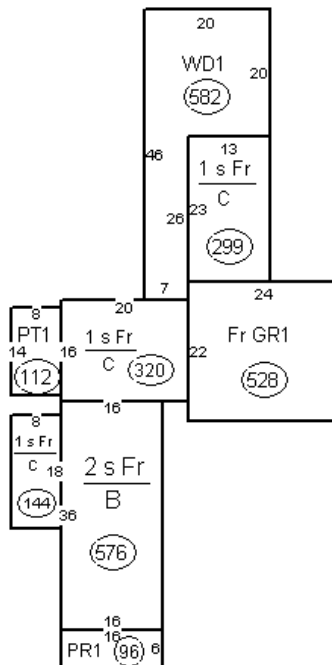
Parcel Photo



Current Parcel Sketch



Legacy Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
54-148		MIAMI CONSERVANCY DIST - Aquifer	7/16/2025	2099	\$1.44
56-486	29-2025	CLEVES - Delinquent Garbage	9/17/2025	2025	\$274.08

Related Names

Name	Relationship	Status
NOEL SUSAN E	Parcel Owner	Current