

Jessica E. Miranda, Hamilton County Auditor

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Parcel ID

Address

Index Order

Tax Year

550-0143-0047-00

5695 ANTONINUS DR

Parcel Number

2025 Payable 2026

Property Information

Tax District

School District

009 - GREEN TWP-CINTI CSD

CINCINNATI CSD

Appraisal Area

Auditor Land Use

55002 - GREEN 02

Sales

510 - SINGLE FAMILY DWLG

Owner Name and Address

Tax Bill Mail Address

TURNER STEVEN C

5695 ANTONINUS DR

CINCINNATI OH 45238

(Questions? 946-4015 or

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

LERETA LLC

901 CORPORATE CENTER DR

POMONA CA 91768

(Questions? 946-4800 or

treasurer.taxbills@hamilton-co.org)

Assessed Value

Effective Tax Rate

Total Tax

60,210

67.056141

\$3,643.17

Property Description

NEEB RD 96.44 X 150 IRR LOT 10 WM OROURKES 3RD SUB

Appraisal/Sales Summary

Year Built

Total Rooms

# Bedrooms

# Full Bathrooms

# Half Bathrooms

Last Transfer Date

Last Sale Amount

Conveyance Number

Deed Type

Deed Number

# of Parcels Sold

Acreage

1959

7

3

2

0

6/27/2019

\$131,400

206865

WD - Warranty Deed (Conv)

1

0.332

Tax/Credit/Value Summary

Board of Revision

Rental Registration

Homestead

Owner Occupancy Credit

Foreclosure

Special Assessments

Market Land Value

CAUV Value

Market Improvement Value

Market Total Value

TIF Value

Abated Value

Exempt Value

Taxes Paid

No

No

No

Yes

No

Yes

52,430

0

119,600

172,030

0

0

0

\$0.00

Notes

Structure List

Structure Name

Finished Sq. Ft.

Year Built

One Story

1,144

1959

Residential Appraisal Data

Attribute

Value

Style

Exterior Wall Type

Basement Type

Heating

Air Conditioning

Total Rooms

# of Bedrooms

# of Full Bathrooms

# of Half Bathrooms

# of Fireplaces

Basement Garage - Car Capacity

Conventional

F/M 95

Full Basement

Base

Central

7

3

2

0

0

0.0

Attribute

Value

Stories

Year Built

Finished Square Footage

First Floor Area (sq. ft.)

Upper Floor Area (sq. ft.)

Half Floor Area (sq. ft.)

Finished Basement (sq. ft.)

1.0

1959

1,144

1,144

0

0

0

Improvements

Improvement

Measurements

Year Built

Attached/Integral Garage

520

Patio - Concrete

408

Proposed Levies

Levy

Levy Type

Mills

Current Annual Tax

Estimated Annual Tax

Note

Cincinnati CSD - Emergency (\$48,000,000)

Renewal

5.05

\$314.90

\$304.06

B, C

Great Parks - Parks

Renewal

1.00

\$38.35

\$38.35

B, C

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
2019	206865	131,400	6/27/2019	PAYNE KAREN	TURNER STEVEN C
2005	28976	56,300	2/18/2005	PAYNE KAREN & ALBERT BONFIELD	PAYNE KAREN
2003	15299	113,000	9/16/2003	SCHILLER KELLY M	PAYNE KAREN & ALBERT BONFIELD
1997	341	100,000	1/7/1997	PODESTA ROSE MARIE	SCHILLER KELLY M
1982	0	0	2/1/1982	<u>SEE OWNERSHIP CARD</u>	PODESTA ROSE MARIE

#### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	52,430	119,600	172,030	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	41,980	89,420	131,400	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	37,480	67,460	104,940	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	38,570	67,980	106,550	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	38,960	68,670	107,630	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	28,810	81,930	110,740	0	120 Reappraisal, Update or Annual Equalization
2005	9/25/2005	29,400	83,600	113,000	0	120 Reappraisal, Update or Annual Equalization
2003	8/11/2004	22,600	90,000	112,600	0	110 Miscellaneous
2002	10/8/2002	22,600	90,000	112,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	20,600	82,100	102,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	21,100	67,500	88,600	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

<b>Mail Payments to:</b>		Hamilton County Treasurer		Tax Lien Pending		No	
		138 E. Court Street, Room 402		Tax Lien Sold		No	
<b>Tax District:</b>		Cincinnati, Ohio 45202		Full Rate		112.530000	
		009 - GREEN TWP-CINTI CSD		Effective Rate		67.056141	
<b>Current Owner(s)</b>		TURNER STEVEN C		Non Business Credit		0.077615	
<b>Tax Bill Mail Address</b>		LERETA LLC		Owner Occupancy Credit		0.019403	
		901 CORPORATE CENTER DR		Certified Delinquent Year			
		POMONA CA 91768		Delinquent Payment Plan		No	
				TOP (Treasurer Optional Payment)		\$0.00	
				<b>Note: May represent multiple parcels</b>			
<b>Taxable Value</b>							
<b>Land</b>				18,350			
<b>Improvements</b>				41,860			
<b>Total</b>				60,210			

#### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$3,387.72		\$3,387.72	
Credit			\$1,368.99		\$1,368.99	
Subtotal			\$2,018.73		\$2,018.73	
Non Business Credit			\$156.68		\$156.68	
Owner Occupancy Credit			\$39.17		\$39.17	
Homestead			\$0.00		\$0.00	
Sales CR			\$8.86		\$8.86	
Subtotal	\$0.00	\$0.00	\$1,814.02	\$0.00	\$1,814.02	\$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		\$1,814.02		\$1,814.02	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$15.13		\$0.00	
Total Due	\$0.00		\$1,829.15		\$1,814.02	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$1,829.15		\$3,643.17	

#### Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00

## Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$7.00		\$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	\$8.13	\$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		\$8.13		\$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	\$1,764.47	\$0.00
1/29/2025	1 - 2024	\$0.00	\$1,779.60	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,799.76	\$0.00
1/25/2024	1 - 2023	\$0.00	\$1,814.89	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$1,643.93	\$0.00
1/17/2023	1 - 2022	\$0.00	\$1,659.06	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$1,491.61	\$0.00
1/19/2022	1 - 2021	\$0.00	\$1,506.74	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$1,512.89	\$0.00
1/15/2021	1 - 2020	\$0.00	\$1,528.02	\$0.00	\$0.00
7/9/2020	2 - 2019	\$0.00	\$0.00	\$1,342.72	\$0.00
1/13/2020	1 - 2019	\$0.00	\$1,357.85	\$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      Prior Year  
2025 Payable 2026    2024 Payable 2025

## Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	52,430	Land	18,350	Full Tax Rate (mills)	112.530000
Building	119,600	Building	41,860	Reduction Factor	0.404105
Total	172,030	Total	60,210	Effective Tax Rate (mills)	67.056141
				Non Business Credit	0.077615
				Owner Occupancy Credit	0.019403

## Tax Calculations

Gross Real Estate Tax	\$6,775.44
- Reduction Amount	\$2,737.98
- Non Business Credit	\$313.36
- Owner Occupancy Credit	\$78.34
- Homestead	\$0.00
Half Year Real Taxes	\$1,822.88
- Sales Tax Credit	\$8.86
+ Current Assessment	\$15.13
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,829.15

## Half Year Tax Distributions

School District	\$1,109.41
Township	\$321.34
City/Village	\$0.00
Joint Vocational School	\$0.00
County General Fund	\$59.52
Public Library	\$51.85
Family Service/Treatment	\$5.70
HLTH/Hospital Care-Indigent	\$28.62
Mental Health Levy	\$36.26
Developmental Disabilities	\$66.21
Park District	\$41.52
Crime Information Center	\$2.79
Children Services	\$71.05
Senior Services	\$22.68
Zoological Park	\$5.93

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.

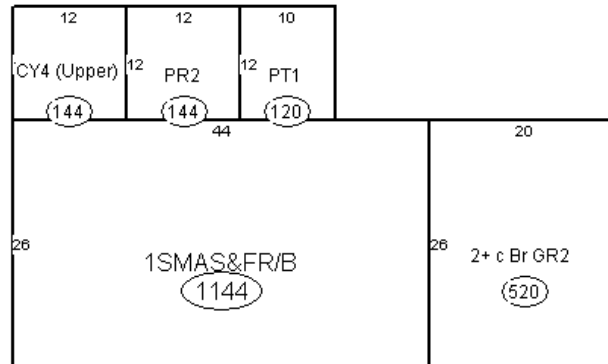
## Parcel Photo



Current Parcel Sketch



Legacy Parcel Sketch



#### Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	11/3/2025	2099	\$7.00
13-999		STORM WATER	11/3/2025	2099	\$8.13

#### Related Names

Name	Relationship	Status
TURNER STEVEN C	Parcel Owner	Current