

Jessica E. Miranda, Hamilton County Auditor

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Property Report

Parcel ID

179-0080-0131-00

Address

517 TRENTON AVE

Index Order

Parcel Number

Tax Year

2025 Payable 2026

Property Information


Tax District

001 - CINTI CORP-CINTI CSD

School District

CINCINNATI CSD

Images/Sketches



Appraisal Area

03700 - WEST PRICE HILL

Sales

Auditor Land Use

510 - SINGLE FAMILY DWLG

Owner Name and Address

TRIVETT JOSHUA WILLIAM

517 TRENTON AVE

CINCINNATI OH 45238

(Questions? 946-4015 or

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

Tax Bill Mail Address

COTALITY ATTN: TAX DEPARTMENT

3001 HACKBERRY RD

IRVING TX 750630156

(Questions? 946-4800 or

taxbills.treasurer@hamiltoncountyohio.gov)

Assessed Value

36,860

Effective Tax Rate

69.235360

Total Tax

\$2,279.36

Property Description

TRENTON AVE 47.39 X 172.20 IRR

Appraisal/Sales Summary

Year Built	1953
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	3/12/2024
Last Sale Amount	\$218,630
Conveyance Number	351677
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.168

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	15,070
CAUV Value	0
Market Improvement Value	90,260
Market Total Value	105,330
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,147.03

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
517 TRENTON	1,110	1953

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Exterior Wall Type	F/M 95	Year Built	1953
Basement Type	Full Basement	Finished Square Footage	1,110
Heating	Base	First Floor Area (sq. ft.)	750
Air Conditioning	Central	Upper Floor Area (sq. ft.)	0
Total Rooms	6	Half Floor Area (sq. ft.)	360
# of Bedrooms	3	Finished Basement (sq. ft.)	0
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	1.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	72	
Attached/Integral Garage	1	
Deck - Wood	320	

No Proposed Levies Found

Levies Passed - 2025 Pay 2026 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	5.05	\$192.78	\$186.14	B, C
Great Parks - Parks	Renewal	1.00	\$23.48	\$23.48	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
2024	351677	218,630	3/12/2024	PETERSON KATRICE N	TRIVETT JOSHUA WILLIAM
2017	152302	74,900	9/20/2017	HATTON MICHAEL A	PETERSON KATRICE N
2012		0	4/10/2012	SECRETARYOF HOUSING AND URBAN DEVELOPMENT	HATTON MICHAEL A
2012		0	1/23/2012	US BANK NA	SECRETARYOF HOUSING AND URBAN DEVELOPMENT
2010	5241	30,000	5/7/2010	FERRIS WILLIAM J SR	US BANK NA
1996	6341	59,900	5/29/1996	MORRIS GREGORY D	FERRIS WILLIAM J SR
1992	9431	50,000	7/20/1992	MORRIS HAROLD D & PEGGY A	MORRIS GREGORY D
1970	0	0	1/1/1970	<u>SEE OWNERSHIP CARD</u>	MORRIS HAROLD D & PEGGY A

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	15,070	90,260	105,330	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	14,970	59,930	74,900	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	13,610	38,070	51,680	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	14,540	42,460	57,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	16,520	48,250	64,770	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	17,110	55,460	72,570	0	120 Reappraisal, Update or Annual Equalization
2005	9/27/2005	18,200	59,000	77,200	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	15,100	53,900	69,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	13,900	49,600	63,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	7,400	40,200	47,600	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 District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
		Full Rate	106.520000
		Effective Rate	69.235360
Current Owner(s)	TRIVETT JOSHUA WILLIAM	Non Business Credit	0.086186
Tax Bill Mail Address	COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156	Owner Occupancy Credit	0.021546
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	5,270
Improvements	31,590
Total	36,860

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,963.16		\$1,963.16	
Credit			\$687.15		\$687.15	
Subtotal			\$1,276.01		\$1,276.01	
Non Business Credit			\$109.97		\$109.97	
Owner Occupancy Credit			\$27.49		\$27.49	
Homestead			\$0.00		\$0.00	
Sales CR			\$6.22		\$6.22	
Subtotal	\$0.00	\$0.00	\$1,132.33	\$0.00	\$1,132.33	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,132.33		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$1,132.33	
Special Assess Paid	\$0.00		\$14.70		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,147.03		\$1,132.33	
Total Paid	\$0.00		\$1,147.03		\$0.00	

Current Year Tax Detail

Unpaid Delq Contract	\$0.00		\$0.00		\$0.00
Total Owed	\$0.00		\$0.00		\$1,132.33

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$14.70	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$14.70		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/7/2026	1 - 2025	\$0.00	\$1,147.03	\$0.00	\$0.00
6/17/2025	2 - 2024	\$0.00	\$0.00	\$1,097.84	\$0.00
2/4/2025	1 - 2024	\$0.00	\$1,112.54	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,122.72	\$0.00
1/25/2024	1 - 2023	\$0.00	\$1,137.42	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$890.30	\$0.00
1/17/2023	1 - 2022	\$0.00	\$905.00	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$857.47	\$0.00
1/19/2022	1 - 2021	\$0.00	\$867.42	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$882.68	\$0.00
1/15/2021	1 - 2020	\$0.00	\$892.63	\$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@hamiltoncountyohio.gov
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	15,070	Land	5,270	Full Tax Rate (mills)	106.520000
Building	90,260	Building	31,590	Reduction Factor	0.350025
Total	105,330	Total	36,860	Effective Tax Rate (mills)	69.235360
				Non Business Credit	0.086186
				Owner Occupancy Credit	0.021546

Tax Calculations

Gross Real Estate Tax	\$3,926.32
- Reduction Amount	\$1,374.30
- Non Business Credit	\$219.94
- Owner Occupancy Credit	\$54.98
- Homestead	\$0.00
Half Year Real Taxes	\$1,138.55
- Sales Tax Credit	\$6.22
+ Current Assessment	\$14.70
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,147.03

Half Year Tax Distributions

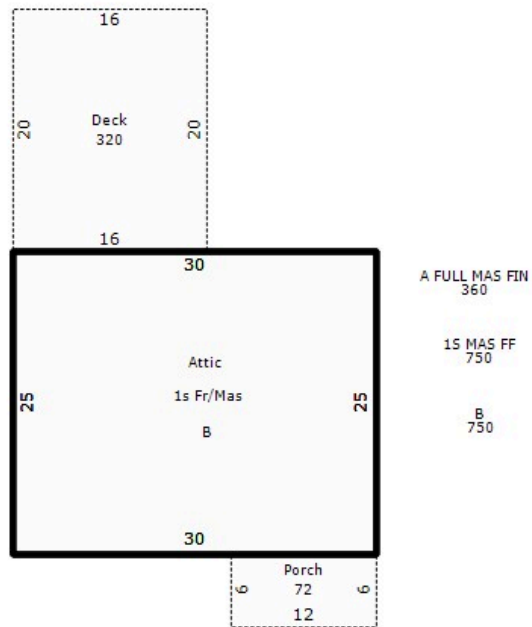
School District	\$679.18
Township	\$0.00
City/Village	\$219.31
Joint Vocational School	\$0.00
County General Fund	\$36.43
Public Library	\$31.74
Family Service/Treatment	\$3.49
HLTH/Hospital Care-Indigent	\$17.52
Mental Health Levy	\$22.20
Developmental Disabilities	\$40.54
Park District	\$25.41
Crime Information Center	\$1.71
Children Services	\$43.50
Senior Services	\$13.89
Zoological Park	\$3.63

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.

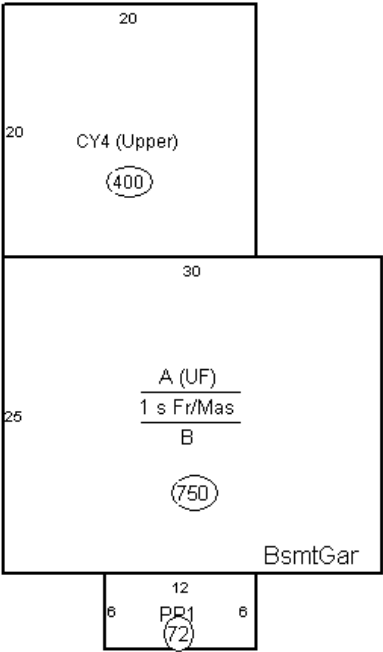
Parcel Photo



Current Parcel Sketch



Legacy Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	9/18/2025	2099	\$0.00

Related Names

Name	Relationship	Status
TRIVETT JOSHUA WILLIAM	Parcel Owner	Current