

Parcel ID 500-0132-0045-00 **Address** 1885 WANNINGER LN **Index Order** Parcel Number **Tax Year** 2025 Payable 2026

Property Information		
Tax District School District	042 - ANDERSON-FOREST HILLS FOREST HILLS LSD	Images / Sketches 
Appraisal Area	50098 - ANDERSON 98 Sales	
Owner Name and Address	TOFT TENA R 1734 WANNINGER LN CINCINNATI OH 45255 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Auditor Land Use 510 - SINGLE FAMILY DWLG
Assessed Value	78,050	Effective Tax Rate 68.157599
Property Description	WANNINGER LANE 112.50 X 179.60 FT SUR 1674 CLOUGH SUB PARS 45- 46 CONS	
		Total Tax \$4,990.93

Appraisal/Sales Summary	
Year Built	1950
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	2
# Half Bathrooms	1
Last Transfer Date	10/26/2020
Last Sale Amount	\$223,000
Conveyance Number	248590
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.309

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	60,640
CAUV Value	0
Market Improvement Value	162,360
Market Total Value	223,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00

Notes

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
One Story	1,057	1950

Residential Appraisal Data			
Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Exterior Wall Type	Brick	Year Built	1950
Basement Type	Full Basement	Finished Square Footage	1,057
Heating	Base	First Floor Area (sq. ft.)	1,057
Air Conditioning	Central	Upper Floor Area (sq. ft.)	0
Total Rooms	5	Half Floor Area (sq. ft.)	1,057
# of Bedrooms	2	Finished Basement (sq. ft.)	0
# of Full Bathrooms	2		
# of Half Bathrooms	1		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

Improvements		
Improvement	Measurements	Year Built
Open Frame Porch	168	
Detached Garage	460	1950
Patio - Concrete	399	

No Proposed Levies Found
Levies Passed - 2025 Pay 2026 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Anderson Park - Park	Replace 1.9 mills / Decrease .1 mills	1.80	\$95.16	\$140.49	B, D
Great Parks - Parks	Renewal	1.00	\$49.71	\$49.71	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
2020	248590	223,000	10/26/2020	BURGESS ELIZABETH J	TOFT TENA R
2020	248450	0	10/23/2020	BURGESS MARK W & ELIZABETH J BURGESS MARK W & ELIZABETH J	BURGESS ELIZABETH J BURGESS ELIZABETH J
2014		0	6/12/2014	BLIND ELK LLC	BURGESS MARK W & ELIZABETH J
2011	24873	120,000	8/19/2011	BAILIK WILLIAM T	BLIND ELK LLC
1997	14377	107,000	10/17/1997	ROHS DOUGLAS M & REBECCA L MARTIN	BAILIK WILLIAM T
1994	6313	103,000	5/17/1994	ROUDEBUSH ROBERT R & MARY	ROHS DOUGLAS M & REBECCA L MARTIN
1977	0	0	11/14/1977	KENDALL FRANK H & LEONA	ROUDEBUSH ROBERT R & MARY
1949	0	0	11/21/1949	SEE OWNERSHIP CARD	KENDALL FRANK H & LEONA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	60,640	162,360	223,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	59,080	115,610	174,690	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	48,430	94,760	143,190	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	48,330	71,670	120,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	47,380	89,360	136,740	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	43,780	96,410	140,190	0	120 Reappraisal, Update or Annual Equalization
2005	3/15/2005	42,100	92,700	134,800	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	38,900	69,200	108,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	35,500	63,100	98,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	19,600	53,400	73,000	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

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	042 - ANDERSON-FOREST HILLS
Current Owner(s)	TOFT TENA R
Tax Bill Mail Address	UNION SAVINGS BANK 8805 GOVERNERS HILL DRIVE ATTN: ESCROW DEPT CINCINNATI OH 45249

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	131.920000
Effective Rate	68.157599
Non Business Credit	0.064646
Owner Occupancy Credit	0.016161
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00

Note: May represent multiple parcels

Taxable Value

Land	21,220
Improvements	56,830
Total	78,050

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$5,148.18		\$5,148.18	
Credit			\$2,488.33		\$2,488.33	
Subtotal			\$2,659.85		\$2,659.85	
Non Business Credit			\$171.95		\$171.95	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$2,487.90	\$0.00	\$2,487.90	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$250.30	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$2,736.69		\$2,487.90	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$16.64		\$0.00	
Total Due	\$0.00		\$2,753.33		\$2,487.90	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$2,753.33		\$5,241.23	

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
Interest/Penalty	\$0.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$7.70		\$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	\$0.81	\$0.00	\$0.00	\$0.00

Special Assessment Detail for 13-999 STORM WATER

Paid	\$0.00	\$0.00	\$0.00
Owed	\$0.00	\$8.94	\$0.00

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/16/2025	2 - 2024	\$0.00	\$0.00	\$2,470.64	\$0.00
1/28/2025	1 - 2024	\$0.00	\$2,485.77	\$0.00	\$0.00
6/20/2024	2 - 2023	\$0.00	\$0.00	\$2,318.59	\$0.00
1/23/2024	1 - 2023	\$0.00	\$2,333.72	\$0.00	\$0.00
6/13/2023	2 - 2022	\$0.00	\$0.00	\$2,041.39	\$0.00
1/23/2023	1 - 2022	\$0.00	\$2,056.52	\$0.00	\$0.00
6/15/2022	2 - 2021	\$0.00	\$0.00	\$2,029.88	\$0.00
1/21/2022	1 - 2021	\$0.00	\$2,045.01	\$0.00	\$0.00
6/4/2021	2 - 2020	\$0.00	\$0.00	\$2,007.09	\$0.00
2/5/2021	1 - 2020	\$0.00	\$2,022.22	\$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 2025 Payable 2026 Prior Year 2024 Payable 2025

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	60,640	Land	21,220	Full Tax Rate (mills)	131.920000
Building	162,360	Building	56,830	Reduction Factor	0.483342
Total	223,000	Total	78,050	Effective Tax Rate (mills)	68.157599
				Non Business Credit	0.064646
				Owner Occupancy Credit	0.016161

Tax Calculations

Half Year Tax Distributions

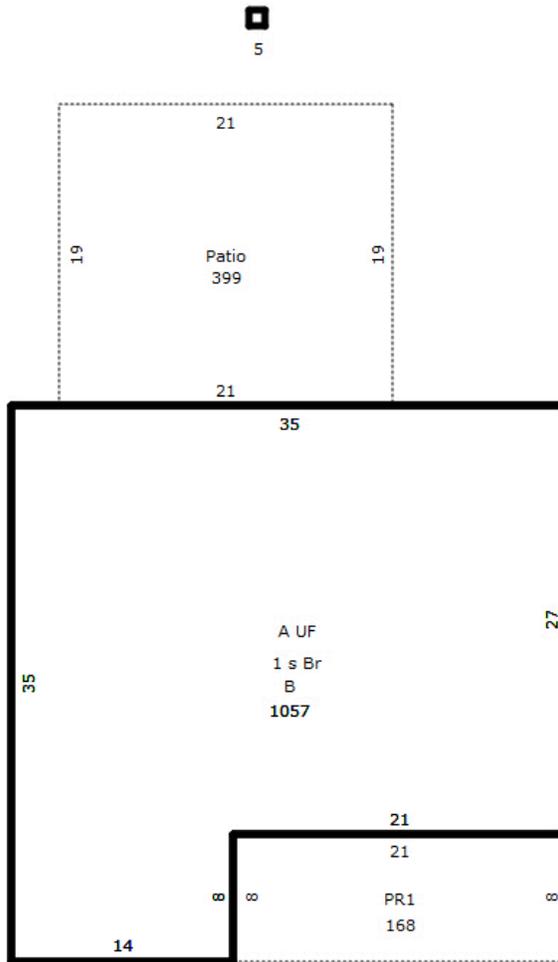
Gross Real Estate Tax	\$10,296.36	School District	\$1,315.88
- Reduction Amount	\$4,976.66	Township	\$583.77
- Non Business Credit	\$343.90	City/Village	\$0.00
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$70.24
- Homestead	\$0.00	County General Fund	\$79.38
Half Year Real Taxes	\$2,487.90	Public Library	\$67.82
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$7.60
+ Current Assessment	\$15.13	HLTH/Hospital Care-Indigent	\$38.15
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$48.01
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$88.28
Semi Annual Net	\$2,503.03	Park District	\$53.85
		Crime Information Center	\$3.72
		Children Services	\$93.28
		Senior Services	\$30.02
		Zoological Park	\$7.90

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



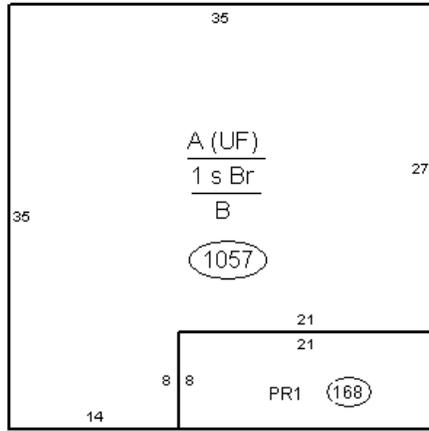
Current Parcel Sketch



Sketch by Apex Sketch

Legacy Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	11/3/2025	2099	\$7.70
13-999		STORM WATER	11/3/2025	2099	\$8.94

Related Names

Name	Relationship	Status
TOFT TENA R	Parcel Owner	Current