

Property Report

Parcel ID  
036-0006-0071-00

Address  
4303 ERIE AVE

Index Order  
Parcel Number

Tax Year  
2025 Payable 2026

Property Information		
<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	00800 - MADISONVILLE <a href="#">Sales</a>	<b>Auditor Land Use</b> 510 - SINGLE FAMILY DWLG
<b>Owner Name and Address</b>	BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL 4303 ERIE AVE CINCINNATI OH 45227 (Questions? 946-4015 or <a href="mailto:county.auditor@auditor.hamilton-co.org">county.auditor@auditor.hamilton-co.org</a> )	<b>Tax Bill Mail Address</b> BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL 2262 NORWOOD AVE CINCINNATI OH 45212 (Questions? 946-4800 or <a href="mailto:taxbills.treasurer@hamiltoncountyohio.gov">taxbills.treasurer@hamiltoncountyohio.gov</a> )
<b>Assessed Value</b>	77,000	<b>Effective Tax Rate</b> 69.235360
<b>Property Description</b> 4303 ERIE AVE 80.05 X 216.62 WS ERIE AVE 583.07 FT S OF MACEY AVE		<b>Total Tax</b> \$4,896.26

Appraisal/Sales Summary	
Year Built	1899
Total Rooms	8
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	3/26/2024
Last Sale Amount	\$0
Conveyance Number	352665
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.350

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	66,510
CAUV Value	0
Market Improvement Value	153,490
Market Total Value	220,000
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$0.00</b>

Notes

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,888	1899

Attribute	Value
Style	Conventional
Exterior Wall Type	Frame/Siding
Basement Type	Full Basement
Heating	Base
Air Conditioning	None
Total Rooms	8
# of Bedrooms	3
# of Full Bathrooms	2
# of Half Bathrooms	0
# of Fireplaces	1
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	2.0
Year Built	1899
Finished Square Footage	1,888
First Floor Area (sq. ft.)	1,272
Upper Floor Area (sq. ft.)	616
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

Improvements		
Improvement	Measurements	Year Built
Open Frame Porch	112	
Open Frame Porch	189	
Enclosed Frame Porch	70	
Detached Garage	247	1900

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
2024	352665	0	3/26/2024	BRINCS STORAGE WAREHOUSING INC	BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL

Transfer History					
2023	322723	220,000	1/18/2023	MARSH KEITH & DONALD B	BRINCS STORAGE WAREHOUSING INC
2023	322721	0	1/18/2023	MARSH DONALD JR	MARSH KEITH & DONALD B
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	MARSH DONALD JR

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	66,510	153,490	220,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	32,780	112,280	145,060	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	29,010	99,360	128,370	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	27,700	97,460	125,160	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	26,890	94,620	121,510	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	26,900	113,700	140,600	0	120 Reappraisal, Update or Annual Equalization
2005	9/18/2005	26,900	113,700	140,600	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	25,600	95,500	121,100	0	120 Reappraisal, Update or Annual Equalization
2001	7/24/2001	22,900	85,600	108,500	0	110 Miscellaneous
2001	7/24/2001	0	0	0	0	110 Miscellaneous
1999	11/6/1999	22,900	85,600	108,500	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	9,700	58,600	68,300	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

\*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 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	Yes
<b>Current Owner(s)</b>	BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL	Full Rate	106.520000
<b>Tax Bill Mail Address</b>	BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL 2262 NORWOOD AVE CINCINNATI OH 45212	Effective Rate	69.235360
		Non Business Credit	0.086186
		Owner Occupancy Credit	0.021546
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	
Taxable Value			
<b>Land</b>		23,280	
<b>Improvements</b>		53,720	
<b>Total</b>		77,000	

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$4,101.02		\$4,101.02	
<b>Credit</b>			\$1,435.46		\$1,435.46	
<b>Subtotal</b>			\$2,665.56		\$2,665.56	
<b>Non Business Credit</b>			\$229.73		\$229.73	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	\$6,929.28	(\$6,929.28)	\$2,435.83	\$0.00	\$2,435.83	\$0.00
<b>Interest/Penalty</b>	\$527.77	(\$527.77)	\$246.04	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Owed</b>	\$0.00	\$0.00	\$2,679.41	\$0.00	\$2,435.83	\$0.00
<b>Special Assess Paid</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assess Owed</b>	\$0.00	\$0.00	\$27.06	\$0.00	\$0.00	\$0.00
<b>Total Due</b>	\$0.00	\$0.00	\$2,706.47	\$0.00	\$2,435.83	\$0.00
<b>Total Paid</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Unpaid Delq Contract</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Owed</b>	\$0.00	\$0.00	\$2,706.47	\$0.00	\$5,142.30	\$0.00

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$24.60	(\$24.60)	\$24.60	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$2.46	(\$2.46)	\$2.46	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Owed</b>	\$0.00	\$0.00	\$27.06	\$0.00	\$0.00	\$0.00

Payment Information for Current And Prior Year						
Date	Half	Prior	1st Half	2nd Half	Surplus	
10/22/2025	1 - 2025	\$2,346.53	\$2,702.71	\$3,055.51	\$0.00	
3/26/2024	2 - 2023	\$1,599.64	\$2,297.97	\$0.00	\$0.00	
1/25/2023	1 - 2022	\$0.00	\$1,449.19	\$0.00	\$0.00	
6/10/2022	2 - 2021	\$0.00	\$0.00	\$1,366.74	\$0.00	
1/31/2022	1 - 2021	\$0.00	\$1,383.40	\$0.00	\$0.00	
6/10/2021	2 - 2020	\$0.00	\$0.00	\$1,413.83	\$0.00	
2/3/2021	1 - 2020	\$0.00	\$1,430.49	\$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](mailto:county.treasurer@hamiltoncountyohio.gov) or 513-946-4800

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	66,510	Land	23,280	Full Tax Rate (mills)	106.520000
Building	153,490	Building	53,720	Reduction Factor	0.350025
<b>Total</b>	<b>220,000</b>	<b>Total</b>	<b>77,000</b>	Effective Tax Rate (mills)	69.235360
				Non Business Credit	0.086186
				Owner Occupancy Credit	0.021546

**Tax Calculations**

Gross Real Estate Tax	\$8,202.04
- Reduction Amount	\$2,870.92
- Non Business Credit	\$459.46
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$2,435.83
- Sales Tax Credit	\$0.00
+ Current Assessment	\$24.60
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,460.43

**Half Year Tax Distributions**

School District	\$1,453.52
Township	\$0.00
City/Village	\$471.25
Joint Vocational School	\$0.00
County General Fund	\$78.30
Public Library	\$66.91
Family Service/Treatment	\$7.50
HLTH/Hospital Care-Indigent	\$37.64
Mental Health Levy	\$47.36
Developmental Disabilities	\$87.10
Park District	\$53.13
Crime Information Center	\$3.68
Children Services	\$92.02
Senior Services	\$29.62
Zoological Park	\$7.80

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.

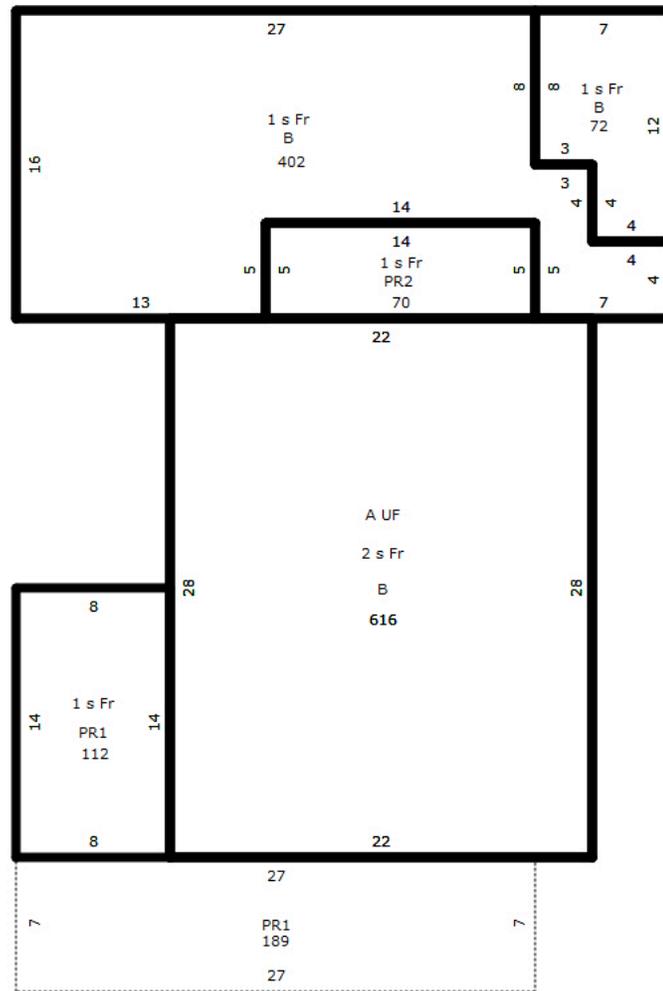
**Parcel Photo**



Current Parcel Sketch

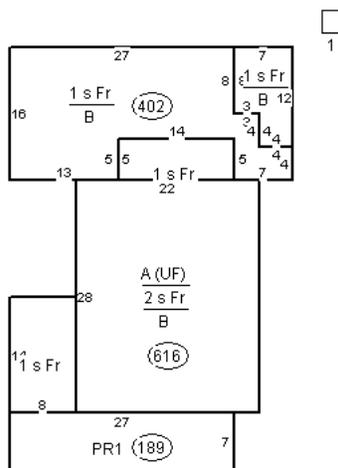


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Sketch by Apex Sketch

### Legacy Parcel Sketch



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### Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	9/18/2025	2099	\$27.06

### Related Names

Name	Relationship	Status
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**Related Names**

BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL	Parcel Owner	Current
BRINCS STORAGE WAREHOUSING INC & CLARA LOUISE CAMPBELL	Mail Name	Current