

Jessica E. Miranda, Hamilton County Auditor

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Property Report

Parcel ID
510-0044-0008-00

Address
9988 PIPPIN RD

Index Order
Parcel Number

Tax Year
2025 Payable 2026

Property Information

Tax District 121 - COLERAIN-MT.HEALTHY	School District MOUNT HEALTHY CSD	Images/Sketches	
Appraisal Area 51012 - COLERAIN 12 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG		
Owner Name and Address HALL BRANDON S 9988 PIPPIN RD CINCINNATI OH 45231 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address LERETA LLC 901 CORPORATE CENTER DR POMONA CA 91768 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)		
Assessed Value 99,890	Effective Tax Rate 59.779406	Total Tax \$5,497.50	
Property Description ES PIPPIN RD 3.5206 ACS PT LOT 3 DIV SKILLMAN EST R1 T2 S4			

Appraisal/Sales Summary

Year Built	1956
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	2/16/2018
Last Sale Amount	\$103,000
Conveyance Number	164107
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	3.521

Tax/Credit/Value Summary

Board of Revision	YES(14)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	115,730
CAUV Value	0
Market Improvement Value	169,660
Market Total Value	285,390
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,759.34

Notes

** 12/20/16 - correct plat for TY 2016 ** BOR 13-700466 DECREASE TO 139,900

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,560	1956

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Exterior Wall Type	Brick	Year Built	1956
Basement Type	Full Basement	Finished Square Footage	1,560
Heating	Base	First Floor Area (sq. ft.)	1,560
Air Conditioning	Central	Upper Floor Area (sq. ft.)	0
Total Rooms	6	Half Floor Area (sq. ft.)	0
# of Bedrooms	3	Finished Basement (sq. ft.)	0
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
060-Utility Shed	576	1956
Patio - Concrete	200	
Attached/Integral Garage	624	
Deck - Wood	544	

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
2018	164107	103,000	2/16/2018	FIRST NATIONAL ACCEPTANCE COMPANY	HALL BRANDON S
2017	136612	69,220	4/3/2017	BRAUSCH TERRY J TR	FIRST NATIONAL ACCEPTANCE COMPANY
2015		0	7/10/2015	BRAUSCH MARIE A TR	BRAUSCH TERRY J TR
1997	0	0	8/1/1997	BRAUSCH MARIE A	BRAUSCH MARIE A TR
1970	0	0	1/1/1970	<u>SEE OWNERSHIP CARD</u>	BRAUSCH MARIE A

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	115,730	169,660	285,390	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	105,090	68,500	173,590	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	89,060	58,050	147,110	0	120 Reappraisal, Update or Annual Equalization
2016	8/17/2016	122,770	17,130	139,900	0	130 Annual Maintenance on Splits & Combines
2013	4/28/2014	122,770	17,130	139,900	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	9/5/2011	122,770	74,830	197,600	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	117,020	97,680	214,700	0	120 Reappraisal, Update or Annual Equalization
2008	11/29/2007	118,200	98,670	216,870	0	10 Value of Bldgs, Destroyed or Demolished
2005	9/22/2005	118,200	100,600	218,800	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	67,100	82,000	149,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	62,300	76,100	138,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	32,100	71,600	103,700	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
2013700466	1/21/2014	No		4/2/2014 1:13 PM	197,600	139,900	139,900	4/28/2014

*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:	121 - COLERAIN-MT.HEALTHY	Tax Lien Sold	No
Current Owner(s)	HALL BRANDON S	Full Rate	126.150000
Tax Bill Mail Address	LERETA LLC 901 CORPORATE CENTER DR POMONA CA 91768	Effective Rate	59.779406
		Non Business Credit	0.082903
		Owner Occupancy Credit	0.020725
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	40,510		
Improvements	59,380		
Total	99,890		

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$6,300.56		\$6,300.56	
Credit			\$3,314.88		\$3,314.88	
Subtotal			\$2,985.68		\$2,985.68	
Non Business Credit			\$247.52		\$247.52	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$2,738.16	\$0.00	\$2,738.16	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$2,738.16		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$2,738.16	
Special Assess Paid	\$0.00		\$21.18		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$2,759.34		\$2,738.16	
Total Paid	\$0.00		\$2,759.34		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$2,738.16	

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	\$11.37	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$11.37		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

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	\$9.81	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$9.81		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/5/2026	1 - 2025	\$0.00	\$2,759.34	\$0.00	\$0.00
6/9/2025	2 - 2024	\$0.00	\$0.00	\$2,652.24	\$0.00
1/29/2025	1 - 2024	\$0.00	\$2,860.11	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$2,624.26	\$0.00
1/25/2024	1 - 2023	\$0.00	\$2,645.44	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$2,195.38	\$0.00
1/17/2023	1 - 2022	\$0.00	\$2,216.56	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$2,184.22	\$0.00
1/19/2022	1 - 2021	\$0.00	\$2,289.09	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$2,154.05	\$0.00
1/15/2021	1 - 2020	\$0.00	\$2,175.23	\$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	115,730	Land	40,510	Full Tax Rate (mills)	126.150000
Building	169,660	Building	59,380	Reduction Factor	0.526125
Total	285,390	Total	99,890	Effective Tax Rate (mills)	59.779406
				Non Business Credit	0.082903
				Owner Occupancy Credit	0.020725

Tax Calculations

Gross Real Estate Tax	\$12,601.12
- Reduction Amount	\$6,629.76
- Non Business Credit	\$495.04
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$2,738.16
- Sales Tax Credit	\$0.00
+ Current Assessment	\$21.18
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,759.34

Half Year Tax Distributions

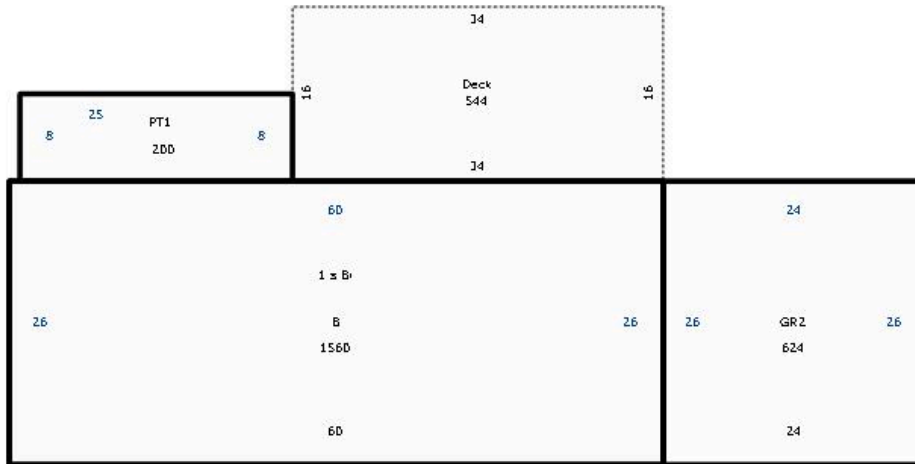
School District	\$1,271.90
Township	\$713.38
City/Village	\$0.00
Joint Vocational School	\$89.90
County General Fund	\$101.62
Public Library	\$86.79
Family Service/Treatment	\$9.73
HLTH/Hospital Care-Indigent	\$48.82
Mental Health Levy	\$61.44
Developmental Disabilities	\$112.98
Park District	\$68.92
Crime Information Center	\$4.76
Children Services	\$119.38
Senior Services	\$38.42
Zoological Park	\$10.12

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



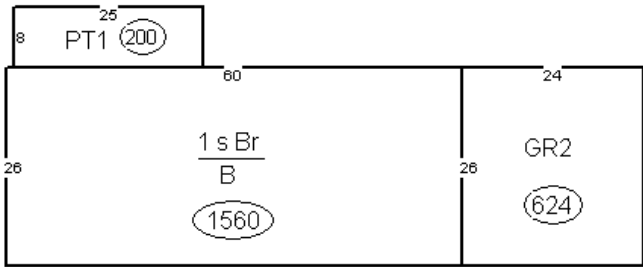
Current Parcel Sketch



Legacy Parcel Sketch

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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	\$0.00
13-999		STORM WATER	11/3/2025	2099	\$0.00

Related Names

Name	Relationship	Status
HALL BRANDON S	Parcel Owner	Current