

Jessica E. Miranda, Hamilton County Auditor

Property Report

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Parcel ID	Address	Index Order	Tax Year
596-0006-0033-00	715 CONGRESS AVE	Address	2025 Payable 2026

Property Information		
Tax District	176 - GLENDALE-PRINCETON CSD	
School District	PRINCETON CSD	
Appraisal Area	Auditor Land Use	
59603 - GLENDALE 03	510 - SINGLE FAMILY DWLG	
Sales		
Owner Name and Address	Tax Bill Mail Address	
LYONS JOSHUA D	COTALITY ATTN: TAX DEPARTMENT	
715 CONGRESS AVE	3001 HACKBERRY RD	
CINCINNATI OH 45246	IRVING TX 750630156	
(Questions? 946-4015 or	(Questions? 946-4800 or	
county.auditor@auditor.hamilton-co.org)	taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value	Effective Tax Rate	Total Tax
77,000	76.191494	\$5,285.59
Property Description		
715 CONGRESS AVE 85 X 269.60 IR-PT LOT 212 CRAWFORD & CLARK		

Appraisal/Sales Summary	
Year Built	1955
Total Rooms	9
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	7/10/2022
Last Sale Amount	\$220,000
Conveyance Number	307434
Deed Type	WD - General Warranty Deed
Deed Number	
# of Parcels Sold	1
Acreage	0.488

Tax/Credit/Value Summary	
Board of Revision	YES(11)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	67,080
CAUV Value	0
Market Improvement Value	152,920
Market Total Value	220,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,657.92

Notes

1) bor 10-401222 decrease to 130,000

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
715 Congress Ave	2,236	1955

Residential Appraisal Data	
Attribute	Value
Style	Conventional
Exterior Wall Type	F/M 93-94
Basement Type	Part Basement
Heating	Base

Residential Appraisal Data Continued	
Attribute	Value
Stories	2.0
Year Built	1955
Finished Square Footage	2,236
First Floor Area (sq. ft.)	1,588

Attribute	Value
Air Conditioning	Central
Total Rooms	9
# of Bedrooms	3
# of Full Bathrooms	2
# of Half Bathrooms	0
# of Fireplaces	1
Basement Garage - Car Capacity	0.0

Attribute	Value
Upper Floor Area (sq. ft.)	648
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	250

Improvements		
Improvement	Measurements	Year Built
Attached/Integral Garage	240	
Enclosed Frame Porch	72	
Deck - Wood	112	
Patio - Concrete	272	

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
2022	307434	220,000	7/10/2022	JPL PROPERTIES I LLC	LYONS JOSHUA D
2004		0	6/10/2004	J P L PROPERTIES JPL PROPERTIES J P L PROPERTIES I JPL PROPERTIES AN OHIO PTNSHP JPL PROPETIES	JPL PROPERTIES I LLC JPL PROPERTIES I LLC
1991	8433	112,500	7/10/1991	BOEHM LOUIS	JPL PROPERTIES
1988	0	0	8/1/1988	SEE OWNERSHIP CARD	BOEHM LOUIS

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	67,080	152,920	220,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	61,930	121,100	183,030	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	55,790	109,100	164,890	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	56,390	87,910	144,300	0	120 Reappraisal, Update or Annual Equalization
2011	9/9/2011	50,800	79,200	130,000	0	120 Reappraisal, Update or Annual Equalization

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2010	9/9/2011	48,000	82,000	130,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	48,000	129,700	177,700	0	120 Reappraisal, Update or Annual Equalization
2005	9/28/2005	50,000	135,100	185,100	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	53,400	101,000	154,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	50,000	94,700	144,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	34,800	95,600	130,400	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	Counter Complaint Filed [2]	Hearing Date/Time [1]	Value Challenged	Value Requested	Value Decided by BOR	Date Resolved [3]
2010401222	1/31/2011	No		6/7/2011 1:20 PM	177,700	100,000	130,000	9/9/2011

1. 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.
2. 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.
3. 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.

JILL A. SCHILLER, TREASURER	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	176 - GLENDALE-PRINCETON CSD

Owner Information	
Current Owner(s)	LYONS JOSHUA D
Tax Bill Mail Address	COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156

Tax Overview	
Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	127.470000
Effective Rate	76.191494
Non Business Credit	0.073994
Owner Occupancy Credit	0.018498
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	\$0.00

Taxable Value	
Land	23,480
Improvements	53,520
Total	77,000

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,907.60		\$4,907.60	
Credit			\$1,974.23		\$1,974.23	
Subtotal			\$2,933.37		\$2,933.37	
Inflation Cap Credit			\$0.00		\$22.12	
Non Business Credit			\$217.05		\$217.05	
Owner Occupancy Credit			\$54.26		\$54.26	
Homestead			\$0.00		\$0.00	
Sales CR			\$12.27		\$12.27	
Subtotal	\$0.00	\$0.00	\$2,649.79	\$0.00	\$2,627.67	(\$22.12)
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$2,649.79		\$0.00	

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate Owed	\$0.00		\$0.00		\$2,627.67	
Special Assess Paid	\$0.00		\$8.13		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$2,657.92		\$2,627.67	
Total Paid	\$0.00		\$2,657.92		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$2,627.67	

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		\$8.13		\$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	\$2,657.92	\$0.00	\$0.00
6/17/2025	2 - 2024	\$0.00	\$0.00	\$2,188.49	\$0.00
2/4/2025	1 - 2024	\$0.00	\$2,196.62	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$2,202.99	\$0.00
1/25/2024	1 - 2023	\$0.00	\$2,211.12	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$2,331.85	\$0.00
1/17/2023	1 - 2022	\$0.00	\$2,339.98	\$0.00	\$0.00
1/5/2022	1 - 2021	\$0.00	\$2,247.71	\$2,239.58	\$0.00
1/11/2021	1 - 2020	\$0.00	\$2,223.17	\$2,215.04	\$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

Market Value	
Land	67,080
Building	152,920
Total	220,000

Assessed Value (35%)	
Land	23,480
Building	53,520
Total	77,000

Tax Rate Information	
Full Tax Rate (mills)	127.470000
Reduction Factor	0.402280
Effective Tax Rate (mills)	76.191494
Non Business Credit	0.073994
Owner Occupancy Credit	0.018498

Tax Calculations	
Gross Real Estate Tax	\$9,815.20
- Reduction Amount	\$3,948.46
- Non Business Credit	\$434.10

Half Year Tax Distributions	
School District	\$1,267.61
Township	\$0.00
City/Village	\$825.61

- Owner Occupancy Credit	\$108.52
- Homestead	\$0.00
Half Year Real Taxes	\$2,662.06
- Sales Tax Credit	\$12.27
+ Current Assessment	\$8.13
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$2,657.92

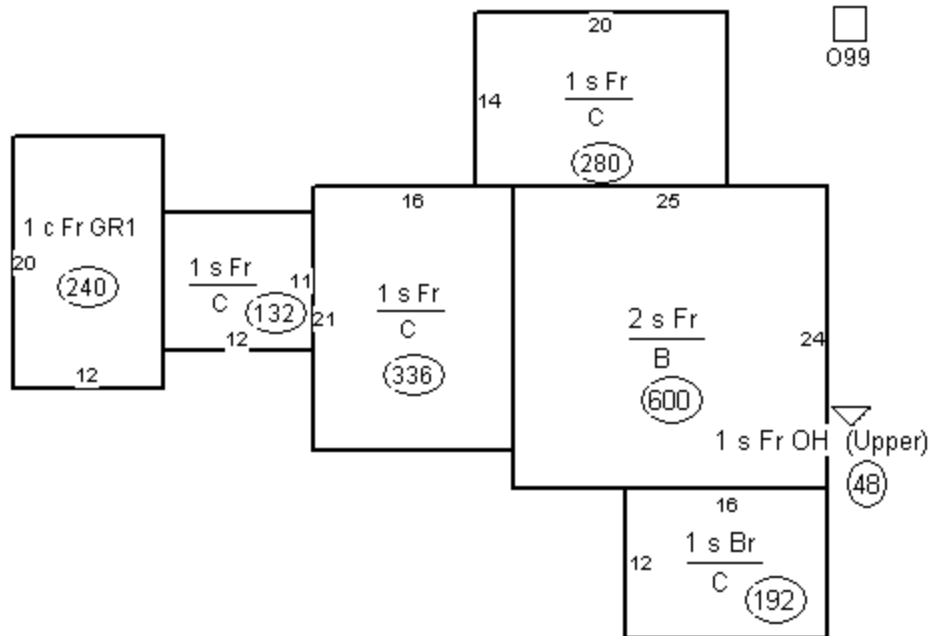
Joint Vocational School	\$67.38
County General Fund	\$76.10
Public Library	\$66.30
Family Service/Treatment	\$7.29
HLTH/Hospital Care-Indigent	\$36.59
Mental Health Levy	\$46.36
Developmental Disabilities	\$84.68
Park District	\$53.10
Crime Information Center	\$3.57
Children Services	\$90.87
Senior Services	\$29.01
Zoological Park	\$7.59

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



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	11/3/2025	2099	\$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$7.89	\$8.13	\$0.00	\$0.24	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2024	1	02/04/2025	\$8.13
2025	1	02/07/2026	\$8.13

Comments

None

Related Names

Name	Relationship	Status
LYONS JOSHUA D	Parcel Owner	Current

Detailed Name Information

Full Name	Type
LYONS JOSHUA D	Parcel Owner

Address 715 CONGRESS AVE CINCINNATI OH 45246	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]
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