

Property Report

generated on 10/14/2026 11:32:30 AM EDT

Parcel ID 608-0032-0190-00	Address 5391 DICKENS DR	Index Order Address	Tax Year 2025 Payable 2026
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Property Information		
Tax District 175 - SHARONVILLE-PRINCETON	Images/Sketches 	School District PRINCETON CSD
Appraisal Area 60819 - COPPERFIELD LANDO Sales		Auditor Land Use 555 - P.U.D (LANDOMINIUM)
Owner Name and Address CONNER MAX 5391 DICKENS DR CINCINNATI OH 45241 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)		Tax Bill Mail Address UNION SAVINGS BANK 8805 GOVERNERS HILL DRIVE ATTN: ESCROW DEPT CINCINNATI OH 45249 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value 81,450	Effective Tax Rate 52.620045	Total Tax \$3,846.90
Property Description COPPERFIELD DR FT IRR LOT 220-D COPPERFIELD SUB SEC 7-A		

Appraisal/Sales Summary	
Year Built	1986
Total Rooms	6
# Bedrooms	2
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	2/15/2023
Last Sale Amount	\$0
Conveyance Number	324549
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.038

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	30,000
CAUV Value	0
Market Improvement Value	202,720
Market Total Value	232,720
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,846.90

Notes
None

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,143	1986

Residential Appraisal Data	
Attribute	Value
Style	Conventional
Exterior Wall Type	F/M 91-92
Basement Type	None
Heating	Base
Air Conditioning	Central
Total Rooms	6

Residential Appraisal Data Continued	
Attribute	Value
Stories	2.0
Year Built	1986
Finished Square Footage	1,143
First Floor Area (sq. ft.)	708
Upper Floor Area (sq. ft.)	435
Half Floor Area (sq. ft.)	0

Attribute	Value	Attribute	Value
# of Bedrooms	2	Finished Basement (sq. ft.)	0
# of Full Bathrooms	2		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements		
Improvement	Measurements	Year Built
Open Masonry Porch	80	
Attached/Integral Garage	220	

Proposed Levies						
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note	
Hamilton County - Children Services	Renewal 4.51 / Increase 1.10	5.61	\$204.44	\$294.04	B, D	

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
2023	324549	0	2/15/2023	CONNER MAX & MAIA PRINCOV	CONNER MAX
2020	233241	0	5/6/2020	CHILINGARYAN VAGHINAK	CONNER MAX & MAIA PRINCOV
2013	54031	94,000	7/11/2013	EMERSON DORIS M	CHILINGARYAN VAGHINAK
2002	3348	115,000	3/20/2002	WEINER AARON M	EMERSON DORIS M
2000	12541	103,000	8/24/2000	POTASKY RANDI M	WEINER AARON M
1999	6803	99,000	5/13/1999	DEVRIES MARK D & RICHARD W	POTASKY RANDI M
1996	14054	90,000	10/16/1996	ZINN DAVID S & TERI V	DEVRIES MARK D & RICHARD W
1993	14103	83,000	10/8/1993	KELLER CYNTHIA B	ZINN DAVID S & TERI V
1988	0	0	6/1/1988	WEST SANDRA L	KELLER CYNTHIA B
1986	0	0	8/1/1986	SEE OWNERSHIP CARD	WEST SANDRA L

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	30,000	202,720	232,720	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	22,800	94,790	117,590	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	20,000	83,150	103,150	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	20,000	74,000	94,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	20,000	90,000	110,000	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	20,000	95,000	115,000	0	120 Reappraisal, Update or Annual Equalization

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2005	9/17/2005	20,000	95,000	115,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	16,000	92,000	108,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	12,000	82,600	94,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	9,300	69,300	78,600	0	110 Miscellaneous

No Board of Revision Case History

JILL A. SCHILLER, TREASURER	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	175 - SHARONVILLE-PRINCETON
Owner Information	
Current Owner(s)	CONNER MAX
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	98.890000
Effective Rate	52.620045
Non Business Credit	0.074801
Owner Occupancy Credit	0.018700
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	\$0.00

Taxable Value	
Land	10,500
Improvements	70,950
Total	81,450

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,027.30		\$4,027.30	
Credit			\$1,884.35		\$1,884.35	
Subtotal			\$2,142.95		\$2,142.95	
Inflation Cap Credit			\$0.00		\$23.40	
Non Business Credit			\$160.29		\$160.29	
Owner Occupancy Credit			\$40.07		\$40.07	
Homestead			\$0.00		\$0.00	
Sales CR			\$9.06		\$9.06	
Subtotal	\$0.00	\$0.00	\$1,933.53	\$0.00	\$1,910.13	(\$23.40)
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,933.53		\$1,910.13	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$1.63		\$1.61	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,935.16		\$1,911.74	
Total Paid	\$0.00		\$1,935.16		\$1,911.74	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 39-415 SHARONVILLE - Stormwater						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$1.63	\$0.00	\$1.61	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1.63		\$1.61	

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year					
Date	Half	Prior	1st Half	2nd Half	Surplus
7/24/2026	2 - 2025	\$0.00	\$0.00	\$1,911.74	\$0.00
2/10/2026	1 - 2025	\$0.00	\$1,935.16	\$0.00	\$0.00
6/16/2025	2 - 2024	\$0.00	\$0.00	\$1,651.29	\$0.00
1/28/2025	1 - 2024	\$0.00	\$1,651.31	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,652.74	\$0.00
1/23/2024	1 - 2023	\$0.00	\$1,652.76	\$0.00	\$0.00
6/13/2023	2 - 2022	\$0.00	\$0.00	\$1,039.92	\$0.00
1/23/2023	1 - 2022	\$0.00	\$1,039.94	\$0.00	\$0.00
6/15/2022	2 - 2021	\$0.00	\$0.00	\$1,010.94	\$0.00
1/21/2022	1 - 2021	\$0.00	\$1,010.96	\$0.00	\$0.00
6/4/2021	2 - 2020	\$0.00	\$0.00	\$1,022.70	\$0.00
1/14/2021	1 - 2020	\$0.00	\$1,022.72	\$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
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Market Value	
Land	30,000
Building	202,720
Total	232,720

Assessed Value (35%)	
Land	10,500
Building	70,950
Total	81,450

Tax Rate Information	
Full Tax Rate (mills)	98.890000
Reduction Factor	0.467894
Effective Tax Rate (mills)	52.620045
Non Business Credit	0.074801
Owner Occupancy Credit	0.018700

Tax Calculations	
Gross Real Estate Tax	\$8,054.60
- Reduction Amount	\$3,768.70
- Non Business Credit	\$320.58
- Owner Occupancy Credit	\$80.14
- Homestead	\$0.00
Half Year Real Taxes	\$1,942.59
- Sales Tax Credit	\$9.06
+ Current Assessment	\$1.63
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,935.16

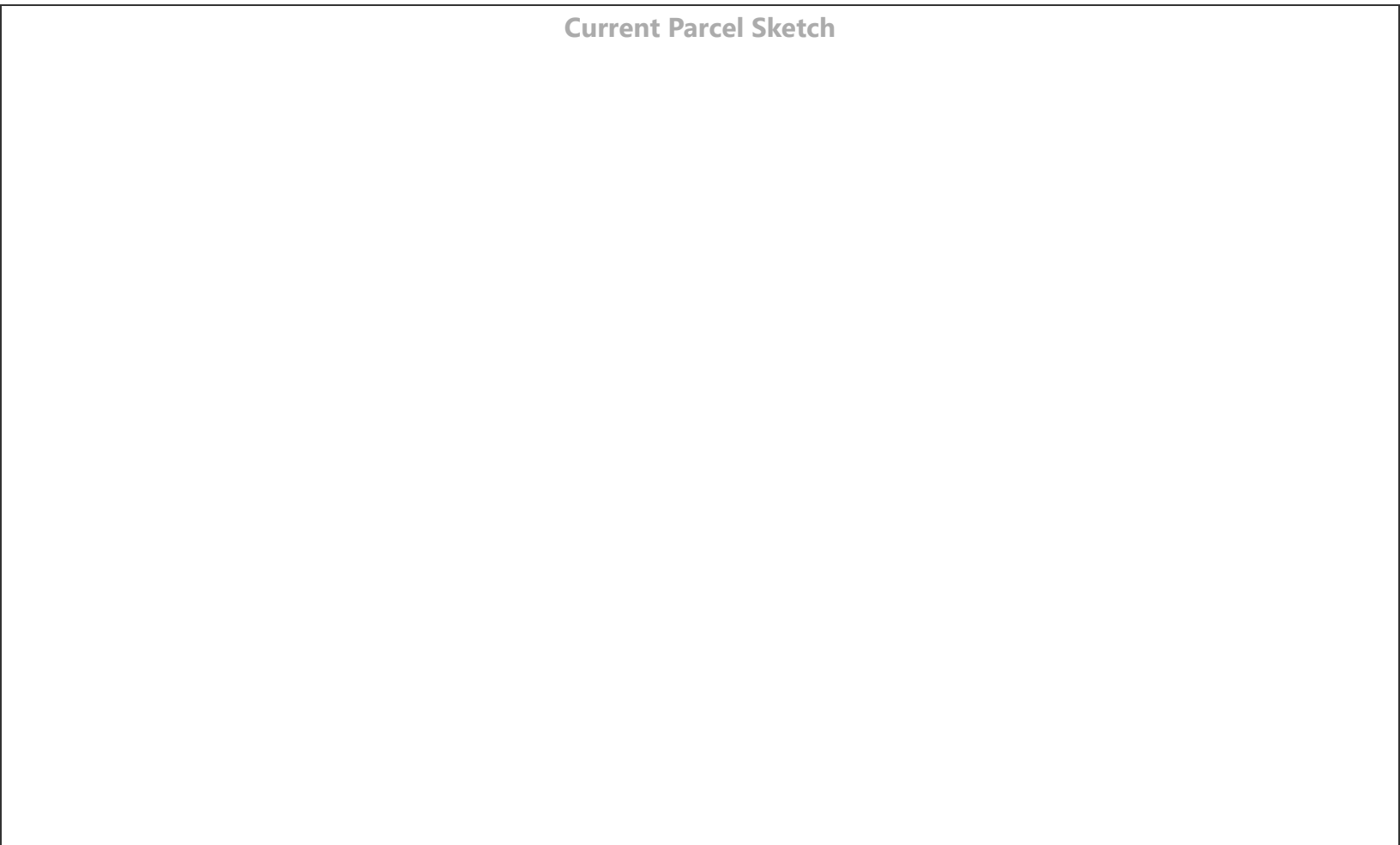
Half Year Tax Distributions	
School District	\$1,340.85
Township	\$0.00
City/Village	\$0.00
Joint Vocational School	\$71.27
County General Fund	\$80.56
Public Library	\$70.12
Family Service/Treatment	\$7.71
HLTH/Hospital Care-Indigent	\$38.71
Mental Health Levy	\$49.02
Developmental Disabilities	\$89.57
Park District	\$56.18
Crime Information Center	\$3.78
Children Services	\$96.12
Senior Services	\$30.68
Zoological Park	\$8.02

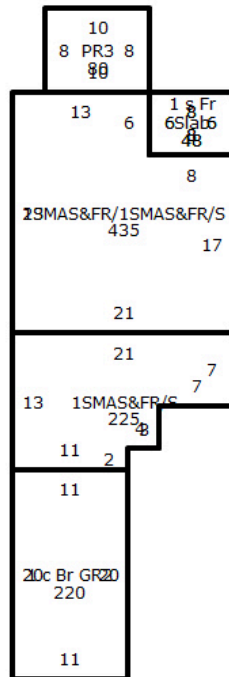
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the [Payment Detail tab](#) to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

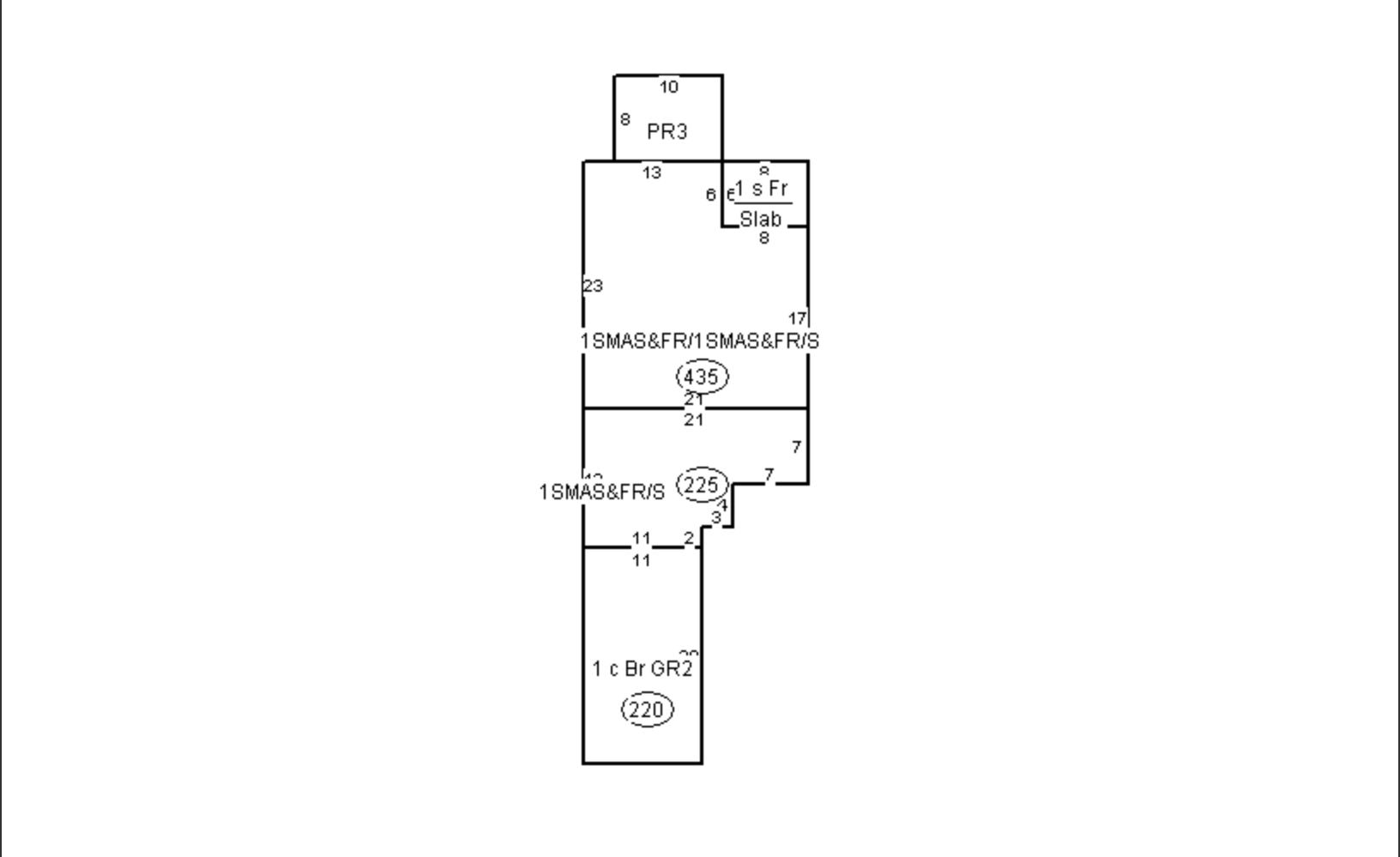


Current Parcel Sketch





Legacy Parcel Sketch



Special Assessments					
Project	Ord/Res	Description	Certified	End Year	Payoff Amount
39-415		SHARONVILLE - Stormwater	11/3/2025	2099	\$0.00

Special Assessment Detail					
Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$3.19	\$3.24	\$0.00	\$0.05	\$0.00

Payments			
Year	Installment	Payment Date	Amount Paid
2024	1	01/28/2025	\$1.63
2025	1	02/10/2026	\$1.63
2024	2	06/16/2025	\$1.61
2025	2	07/24/2026	\$1.61

Comments	
None	

Related Names		
Name	Relationship	Status
CONNER MAX	Parcel Owner	Current

Detailed Name Information	
Full Name CONNER MAX	Type Parcel Owner

Address 5391 DICKENS DR CINCINNATI OH 45241	Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]
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