

Jessica E. Miranda, Hamilton County Auditor

Property Report

generated on 10/19/2026 3:44:41 PM EDT

Parcel ID550-0063-0366-00

Address3326 1B EMERALD LAKES DR

Index OrderAddress

Tax Year2025 Payable 2026

Property Information		
Tax District 142 - GREEN TWP-NORTHWEST LSD School District NORTHWEST LSD (HAMILTON CO.)		Images/Sketches 
Appraisal Area 55074 - EMERALD LAKES SOUTH CONDO Sales	Auditor Land Use 550 - CONDOMINIUM UNIT	
Owner Name and Address PEDOTO SCOTT ANTHONY 3326 EMERALD LAKES DR UNIT 1B CINCINNATI OH 45211 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 49,000	Effective Tax Rate 59.602906	
Property Description UNIT 3326-1B 2.78% EMERALD LAKES SOUTH CONDOMINIUM PHASE III		
		Total Tax \$2,589.56

Appraisal/Sales Summary	
Year Built	2003
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	5/10/2022
Last Sale Amount	\$140,000
Conveyance Number	301707
Deed Type	WD - General Warranty Deed
Deed Number	
# of Parcels Sold	1
Acreage	0.000

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	18,000
CAUV Value	0
Market Improvement Value	122,000
Market Total Value	140,000
TIF Value	140,000
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,589.56

Notes

1) 5/3/04 NEW PARCEL CREATED F/301&363-HISTORIC VALUE=0

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
One Story	1,083	2003

Residential Appraisal Data	
Attribute	Value
Style	Conventional
Exterior Wall Type	Brick
Basement Type	None
Heating	Base

Residential Appraisal Data Continued	
Attribute	Value
Stories	1.0
Year Built	2003
Finished Square Footage	1,083
First Floor Area (sq. ft.)	1,083

Attribute	Value	Attribute	Value
Air Conditioning	Central	Upper Floor Area (sq. ft.)	0
Total Rooms	5	Half Floor Area (sq. ft.)	0
# 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
Patio - Concrete	112	
Detached Garage	200	2003

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	\$122.99	\$176.89	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
2022	301707	140,000	5/10/2022	LIMKE HELEN A	PEDOTO SCOTT ANTHONY
2006	61450	108,500	6/29/2006	WEINTZ ERNA A	LIMKE HELEN A
2004		0	9/9/2004	WEINTZ FRANK P & ERNA A	WEINTZ ERNA A
2004	8127	116,700	4/2/2004	G & R CONSTRUCTION CO INC	WEINTZ FRANK P & ERNA A

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	18,000	122,000	140,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	18,000	62,470	80,470	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	18,000	62,470	80,470	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	13,140	55,850	68,990	0	120 Reappraisal, Update or Annual Equalization
2011	2/10/2011	18,000	76,500	94,500	0	120 Reappraisal, Update or Annual Equalization

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2008	9/27/2008	17,280	91,220	108,500	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	18,000	95,200	113,200	0	50 Changes to/from Exempt Property
2005	12/9/2005	18,000	95,200	113,200	0	110 Miscellaneous
2005	9/24/2005	18,000	95,200	113,200	0	120 Reappraisal, Update or Annual Equalization
2004	6/7/2004	18,000	95,200	113,200	0	30 New Construction - Full Value
2004	5/3/2004	18,000	0	18,000	0	130 Annual Maintenance on Splits & Combines
2004	5/3/2004	0	0	0	0	110 Miscellaneous
2004	8/11/2003	0	0	0	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:	142 - GREEN TWP-NORTHWEST LSD

Owner Information	
Current Owner(s)	PEDOTO SCOTT ANTHONY
Tax Bill Mail Address	COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156

Taxable Value	
Land	6,300
Improvements	42,700
Total	49,000

Tax Overview	
Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	106.800000
Effective Rate	59.602906
Non Business Credit	0.071237
Owner Occupancy Credit	0.017809
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00
Note: May represent multiple parcels	

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$2,616.60		\$2,616.60	
Credit			\$1,156.33		\$1,156.33	
Subtotal			\$1,460.27		\$1,460.27	
Inflation Cap Credit			\$0.00		\$69.44	
Non Business Credit			\$104.03		\$104.03	
Owner Occupancy Credit			\$24.86		\$24.86	
Homestead			\$0.00		\$0.00	
Sales CR			\$5.62		\$5.62	
Subtotal	\$0.00	\$0.00	\$1,325.76	\$0.00	\$1,256.32	(\$69.44)
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,325.76		\$1,256.32	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$7.48		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,333.24		\$1,256.32	
Total Paid	\$0.00		\$1,333.24		\$1,256.32	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$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	\$3.24	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$3.24		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-148 MIAMI CONSERVANCY DIST - Aquifer						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$1.44	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1.44		\$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	\$2.80	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$2.80		\$0.00	
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	\$1,256.32	\$0.00
2/7/2026	1 - 2025	\$0.00	\$1,333.24	\$0.00	\$0.00
6/17/2025	2 - 2024	\$0.00	\$0.00	\$1,297.51	\$0.00
2/4/2025	1 - 2024	\$0.00	\$1,305.00	\$0.00	\$0.00
6/12/2024	2 - 2023	\$0.00	\$0.00	\$1,302.83	\$0.00
1/25/2024	1 - 2023	\$0.00	\$1,310.27	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$630.13	\$0.00
1/17/2023	1 - 2022	\$0.00	\$637.64	\$0.00	\$0.00
5/10/2022	2 - 2021	\$0.00	\$0.00	\$573.79	\$0.00
1/10/2022	1 - 2021	\$0.00	\$581.26	\$0.00	\$0.00
6/15/2021	2 - 2020	\$0.00	\$0.00	\$584.11	\$0.00
1/21/2021	1 - 2020	\$0.00	\$591.65	\$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

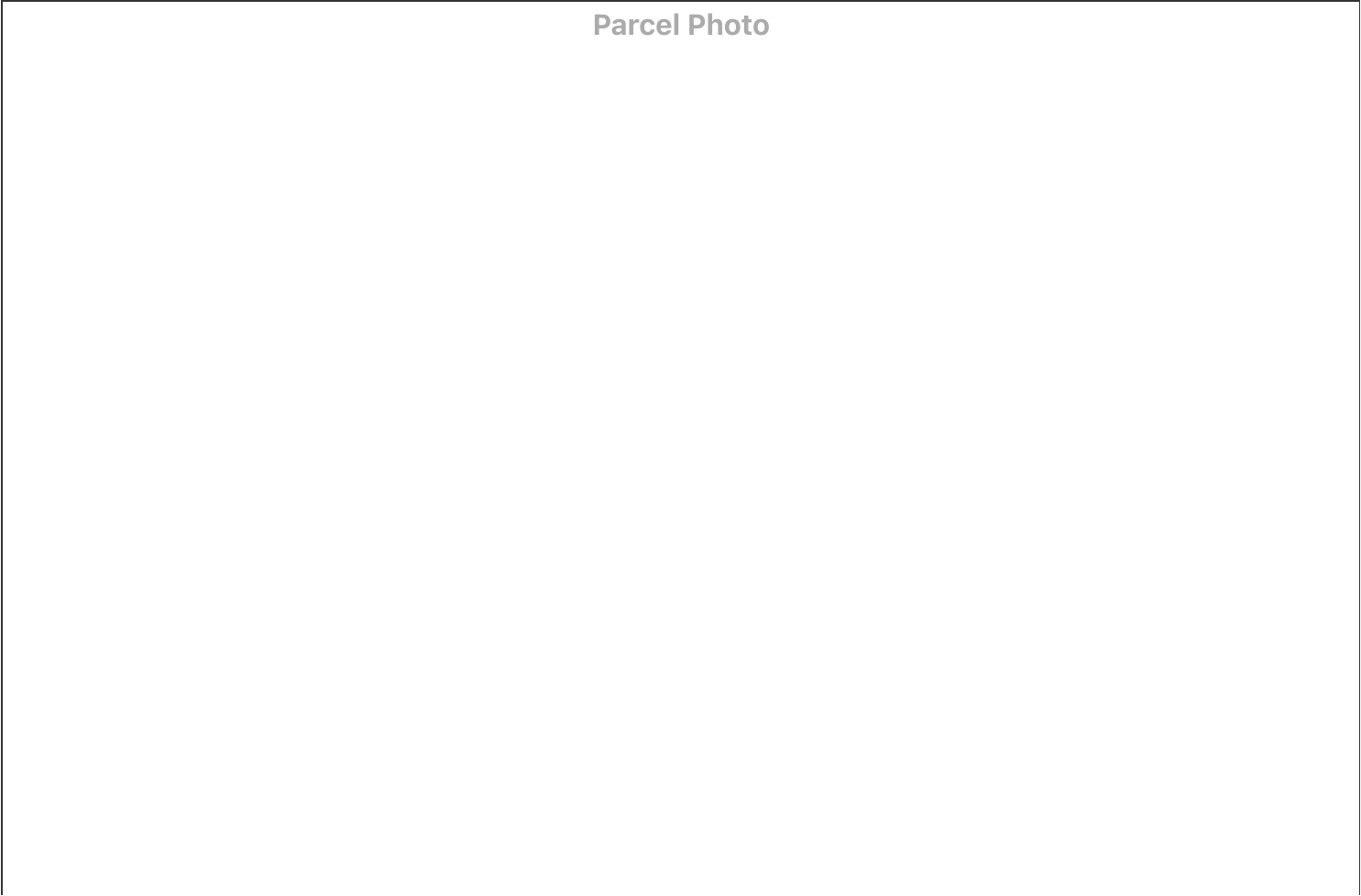
Current Year 2025 Payable 2026	Prior Year 2024 Payable 2025
-----------------------------------	---------------------------------

Market Value	Assessed Value (35%)	Tax Rate Information	
		Full Tax Rate (mills)	106.800000

Land	18,000	Land	6,300	Reduction Factor	0.441921
Building	122,000	Building	42,700	Effective Tax Rate (mills)	59.602906
Total	140,000	Total	49,000	Non Business Credit	0.071237
				Owner Occupancy Credit	0.017809

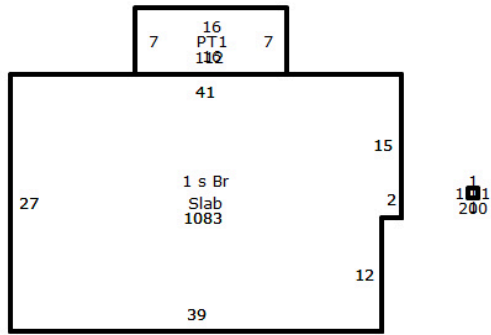
Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$5,233.20	School District	\$0.00
- Reduction Amount	\$2,312.66	Township	\$1,331.38
- Non Business Credit	\$208.06	City/Village	\$0.00
- Owner Occupancy Credit	\$49.72	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$0.00
Half Year Real Taxes	\$1,331.38	Public Library	\$0.00
- Sales Tax Credit	\$5.62	Family Service/Treatment	\$0.00
+ Current Assessment	\$7.48	HLTH/Hospital Care-Indigent	\$0.00
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$0.00
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$0.00
Semi Annual Net	\$1,333.24	Park District	\$0.00
		Crime Information Center	\$0.00
		Children Services	\$0.00
		Senior Services	\$0.00
		Zoological Park	\$0.00

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.





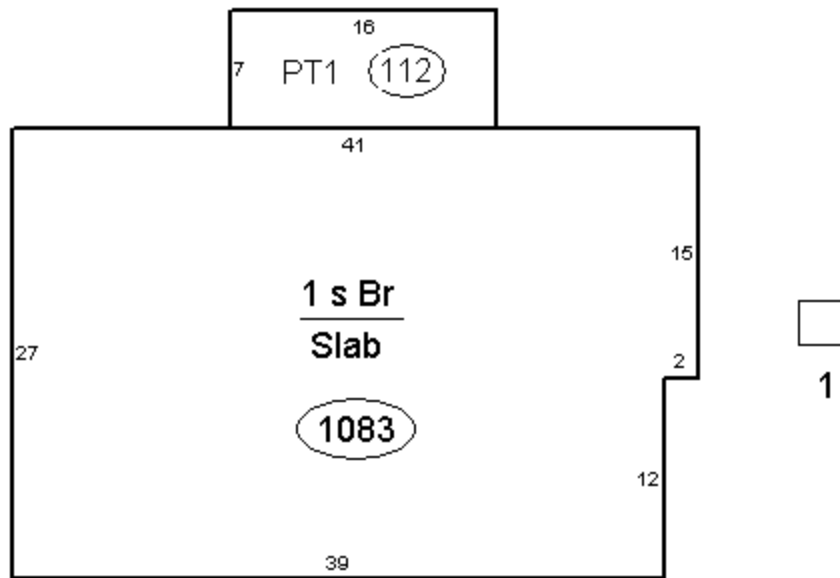
Current Parcel Sketch



Sketch by Apex Medina™

Legacy Parcel Sketch

Lower Level Back Left



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
54-148		MIAMI CONSERVANCY DIST - Aquifer	6/24/2026	2099	\$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$2.72	\$2.80	\$0.00	\$0.08	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2024	1	02/04/2025	\$2.80
2025	1	02/07/2026	\$2.80

Comments

None

Related Names

Name	Relationship	Status
PEDOTO SCOTT ANTHONY	Parcel Owner	Current
REGIONS BANK	Mail Name	Current

Detailed Name Information	
Full Name PEDOTO SCOTT ANTHONY	Type Parcel Owner
Address 3326 EMERALD LAKES DR UNIT 1B CINCINNATI OH 45211	Mailing Flags [Change Notice] [Reduction Notice]