


Dusty Rhodes, Hamilton County Auditor

generated on 9/28/2017 12:38:48 PM EDT

Property Report

Parcel ID 590-0392-0392-00	Address 2091 SEVENHILLS DR	Index Order Parcel Number	Tax Year 2016 Payable 2017
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Property Information

Tax District 122 - SPRINGFIELD-MT.HEALTHY	School District MOUNT HEALTHY CSD	Images/Sketches 
Appraisal Area 59018 - SPRINGFIELD 18	Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address BESS ROSETTA 2091 SEVENHILLS DR CINCINNATI OH 452402705 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 26,400	Effective Tax Rate 91.779495	Total Tax \$2,058.21
Property Description SEVENHILLS DR 63 X 120 LOT 228 SEVEN HILLS VILLAGE SUB BLK N		

Appraisal/Sales Summary	
Year Built	1966
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	1/1/1970
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.174
Front Footage	0.00

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	13,720
CAUV Value	0
Market Improvement Value	61,720
Market Total Value	75,440
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,058.21
Tax as % of Total Value	2.709%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	2,234	1966

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Multi Level	Stories	2.0
Grade	Average	Year Built	1966
Exterior Wall Type	F/M 93-94	Finished Square Footage	2,234
Basement Type	None	First Floor Area (sq. ft.)	1,618
Heating	Base	Upper Floor Area (sq. ft.)	616
Air Conditioning	Central	Half Floor Area (sq. ft.)	0
Total Rooms	6	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	210	
Patio - Concrete	260	

Canopy over Patio	133
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Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$38.04	\$38.04	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$39.42	\$39.42	D
Hamilton County - Senior Services	Renewal	1.29	\$23.06	\$23.06	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$8.18	D
Springfield Township - Fire/EMS	Renewal	1.00	\$23.10	\$23.10	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	Sale Date	Previous Owner	Current Owner
1970	0	0	1/1/1970	UNKNOWN	BESS ROSETTA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	9/20/2014	13,720	61,720	75,440	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	16,530	74,360	90,890	0	120 Reappraisal, Update or Annual Equalization
2008	9/28/2008	16,730	98,210	114,940	0	120 Reappraisal, Update or Annual Equalization
2005	9/27/2005	16,900	99,200	116,100	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	16,700	74,600	91,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	15,200	68,100	83,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,300	56,800	65,100	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, 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 of \$50,000 or more in market value.								
***Please allow four to six 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

ROBERT A. GOERING, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	122 - SPRINGFIELD-MT.HEALTHY	Tax Lien Sold	No
Current Owner(s)	BESS ROSETTA	Full Rate	122.850000
Tax Bill Mail Address	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124	Effective Rate	91.779495
		Non Business Credit	0.098910
		Owner Occupancy Credit	0.024727
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	4,800		

Improvements	21,600
Total	26,400

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,621.62		\$1,621.62	
Credit			\$410.13		\$410.13	
Subtotal			\$1,211.49		\$1,211.49	
Non Business Credit			\$119.83		\$119.83	
Owner Occupancy Credit			\$29.96		\$29.96	
Homestead			\$0.00		\$0.00	
Sales CR			\$40.16		\$40.16	
Subtotal	\$0.00	\$0.00	\$1,021.54	\$0.00	\$1,021.54	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$103.66	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,123.69		\$1,021.54	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$16.64		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,140.33		\$1,021.54	
Total Paid	\$0.00		\$1,140.33		\$1,021.54	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total 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	\$7.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$7.70		\$0.00	
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	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.81	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.94		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-486 SPRINGFIELD - Vegetation/Garbage/Debris

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/12/2017	2 - 2016	\$0.00	\$1,140.33	\$1,021.54	\$0.00
6/7/2016	2 - 2015	\$0.00	\$0.00	\$1,029.53	\$0.00
2/1/2016	1 - 2015	\$0.00	\$1,044.66	\$0.00	\$0.00
6/22/2015	2 - 2014	\$0.00	\$0.00	\$1,024.68	\$0.00
2/3/2015	2 - 2014	\$0.00	\$1,091.81	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	13,720	Land	4,800	Full Tax Rate (mills)	122.850000
Building	61,720	Building	21,600	Reduction Factor	0.252915
Total	75,440	Total	26,400	Effective Tax Rate (mills)	91.779495
				Non Business Credit	0.098910
				Owner Occupancy Credit	0.024727

Tax Calculations

Half Year Tax Distributions

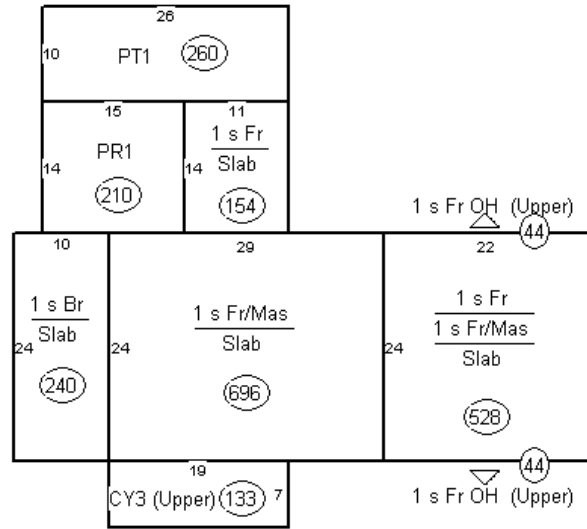
Gross Real Estate Tax	\$3,243.24	School District	\$584.98
- Reduction Amount	\$820.26	Township	\$273.40
- Non Business Credit	\$239.66	City/Village	\$0.00
- Owner Occupancy Credit	\$59.92	Joint Vocational School	\$24.58
- Homestead	\$0.00	County General Fund	\$26.10
Half Year Real Taxes	\$1,061.70	Public Library	\$11.55
- Sales Tax Credit	\$40.16	Family Service/Treatment	\$3.93
+ Current Assessment	\$15.13	HLTH/Hospital Care-Indigent	\$19.71
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$19.03
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$45.61
Semi Annual Net	\$1,036.67	Park District	\$13.55
		Crime Information Center	\$1.92
		Children Services	\$21.73
		Senior Services	\$11.53
		Zoological Park	\$4.08

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



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
13-998	PUBLIC WORKS SERVICE FEE	2099	\$0.00
13-999	STORM WATER	2099	\$0.00
54-486	SPRINGFIELD - Vegetation/Garbage/Debris	2017	\$679.64

Related Names

Name	Relationship	Status
BESS ROSETTA	Parcel Owner	Current