


# Dusty Rhodes, Hamilton County Auditor

## Property Report

Parcel ID 510-0360-0359-00 Address 7220 S CREEKVIEW DR Index Order Parcel Number 2017 Payable 2018 Tax Year

<b>Tax District</b>	141 - COLERAIN-NORTHWEST LSD
<b>School District</b>	NORTHWEST LSD (HAMILTON CO.)
<b>Appraisal Area</b>	51023 - TAYLOR CREEK CONDO
<b>Owner Name and Address</b>	WADDELL FREDERICK@3 6166 HILLSIDE AVE CINCINNATI OH 45251 <i>(call 946-4015 if incorrect)</i>
<b>Assessed Value</b>	13,260
<b>Property Description</b>	UNIT V-R - 3.91 % TAYLOR CREEK NO 5 CONDOMINIUM
<b>Land Use</b>	550 - CONDOMINIUM UNIT
<b>Mailing Name and Address</b>	MITCHELL REBECCA 3524 RIPPLEGROVE DR CINCINNATI OH 45251 <i>(call 946-4800 if incorrect)</i>
<b>Effective Tax Rate</b>	69.000602
<b>Total Tax</b>	\$6,829.30
<b>Images/Sketches</b>	

### Property Information

### Appraisal/Sales Summary

Year Built	1983
Total Rooms	4
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	11/5/2010
Last Sale Amount	\$0
Conveyance Number	
Deed Type	PC - Probate Court (EX)
Deed Number	222321
# of Parcels Sold	1
Acreage	0.000
Front Footage	0.00

### Notes

1) 8/17/15 BOR #14-803307 NO CHANGE

### Structure List

<b>Structure Name</b>	One Story
<b>Finished Sq. Ft.</b>	880
<b>Year Built</b>	1983

### Residential Appraisal Data

Stores	1.0
Year Built	1983
Finished Square Footage	880
First Floor Area (sq. ft.)	880
Upper Floor Area (sq. ft.)	0
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

### Improvements

<b>Improvement</b>	Balcony
<b>Measurements</b>	44
<b>Year Built</b>	

<b>Attribute</b>	<b>Value</b>
Style	Conventional
Grade	Average
Exterior Wall Type	Brick
Basement Type	None
Heating	Base
Air Conditioning	Central
Total Rooms	4
# of Bedrooms	2
# of Full Bathrooms	1
# of Half Bathrooms	1
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

### Proposed Levies

<b>Levy</b>	Hamilton County - Zoological Park Services & Facilities	Levy Type	Renewal	Mills	0.46	Current Annual Tax	\$4.03	Estimated Annual Tax	\$4.03	Note	E
	Public Library of Cincinnati & Hamilton County		Additional		1.00		\$0.00		\$13.26		E

### Levies Passed - 2017 Pay 2018 Tax Bill

<b>Levy</b>	Northwest LSD - Emergency (\$7,344,295)	Levy Type	Renewal	Mills	5.04	Current Annual Tax	\$62.77	Estimated Annual Tax	\$60.15	Note	A
	Hamilton County - Mental Health Services		Renewal		2.99		\$19.65		\$19.65		D
	Hamilton County - Health & Hospitalization		Renewal		4.07		\$20.36		\$20.36		D
	Hamilton County - Senior Services		Renewal		1.29		\$11.91		\$11.91		D
	Hamilton County - Senior Services Increase		Additional		0.31		\$0.00		\$4.11		D

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	Current Owner	Previous Owner
2010		0	WADDELL CAROL A	WADDELL CAROL A
2004	20148	62,500	WADDELL CAROL A	BANK OF NEW YORK TR THE
2004	20147	53,100	WADDELL CAROL A	MUDDIMAN KIRT & DONNA
2000	13851	61,200	WADDELL CAROL A	SOLOMON RICHARD L &
1986	0	0	WADDELL CAROL A	TUERCK THOMAS L
1983	0	0	WADDELL CAROL A	UNKNOWN

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	4,000	33,890	37,890	0	120 Reappraisal, Update or Annual Equalization
2014	8/17/2015	7,460	29,470	36,930	0	40 Changes by Board of Revision, Tax Appeals, Courts
2014	9/20/2014	7,460	29,470	36,930	0	120 Reappraisal, Update or Annual Equalization
2011	9/12/2011	10,500	41,500	52,000	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	10,500	52,000	62,500	0	120 Reappraisal, Update or Annual Equalization
2005	9/23/2005	10,500	52,000	62,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	9,500	51,500	61,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	9,500	43,500	53,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,600	35,100	40,700	0	110 Miscellaneous

**Board of Revision Case History**

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Challenged Value	Requested Value	Value Decided by BOR	**Date Resolved
2014803307	4/1/2015	No		7/7/2015 2:45 PM	36,930	20,000	36,930	8/17/2015

\*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**

**Mail Payments to:** Hamilton County Treasurer  
138 E. Court Street, Room 402  
Cincinnati, Ohio 45202

**Tax District:** 141 - COLERAIN-NORTHWEST LSD

**Current Owner(s):** WADDELL.FREDERICK@3

**Tax Bill Mail Address:** MITCHELL REBECCA  
3524 RIPPENROVE DR  
CINCINNATI OH 45251

**Delinquent Payment Plan:** No

**TOP (Treasurer Optional Payment):** \$0.00

**Note:** May represent multiple parcels

**Tax Overview**

	Full Rate	Effective Rate
Tax Lien Pending	101.810000	69.000602
Yes		
Tax Lien Sold		
No		
Non Business Credit	0.090196	
Owner Occupancy Credit	0.022549	
Certified Delinquent Year	2013	

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$675.00			
Credit			\$217.53			
Subtotal			\$457.47			
Non Business Credit			\$41.26			
Owner Occupancy Credit			\$0.00			
Homestead			\$0.00			
Sales CR			\$0.00			
Subtotal			\$416.21			
Interest /Penalty	\$939.39	\$298.44	\$42.40	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00			
Real Estate Owed	\$5,939.07		\$457.83			
Special Assess Paid	\$0.00		\$0.00			
Special Assess Owed	\$50.14		\$8.45			
Total Due	\$5,989.21		\$466.28			
Total Paid	\$0.00		\$0.00			

Unpaid Delq Contract		Current Year Tax Detail	
\$0.00	\$5,989.21	\$6,455.49	\$6,871.70
Total Owed			
Special Assessment Detail for 54-148 MIAMI CONSERVANCY DIST - Aquifer			
Charge	Prior	Adj.	2nd Half
\$1.63	\$0.00	\$1.63	\$0.00
Interest/Penalty	\$0.17	\$0.17	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Owed	\$2.01	\$1.80	\$0.00
Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE			
Charge	Prior	Adj.	2nd Half
\$14.00	\$2.80	\$2.80	\$0.00
Interest/Penalty	\$3.44	\$0.95	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Owed	\$18.39	\$3.08	\$0.00
Special Assessment Detail for 13-999 STORM WATER			
Charge	Prior	Adj.	2nd Half
\$16.24	\$3.24	\$3.24	\$0.00
Interest/Penalty	\$4.02	\$1.10	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Owed	\$21.36	\$3.57	\$0.00
Special Assessment Detail for 51-024 AQUIFER			
Charge	Prior	Adj.	2nd Half
\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Owed	\$6.33	\$0.00	\$0.00
Special Assessment Detail for 51-031 AQUIFER			
Charge	Prior	Adj.	2nd Half
\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Owed	\$2.05	\$0.00	\$0.00
Payment Information for Current And Prior Year			
Date	Half	Prior	2nd Half
Surplus			
Tax Distribution Information			
Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions			
Tax Rate Information			
Land	4.00	Land	1.400
Building	33,890	Building	1,860
Total	37,890	Total	13,260
		Effective Tax Rate (mills)	69.000602
		Non Business Credit	0.090196
		Owner Occupancy Credit	0.022549
Tax Calculations			
Gross Real Estate Tax	\$1,350.00	School District	\$3,298.49
- Reduction Amount	\$435.06	Township	\$1,497.33
- Non Business Credit	\$82.52	City/Village	\$0.00
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$175.85
- Homestead	\$0.00	County General Fund	\$205.92
Half Year Real Taxes	\$416.21	Public Library	\$87.05
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$29.60
+ Current Assessment	\$7.67	HLTH/Hospital Care-Indigent	\$148.55
+ Delinquent Assessment	\$50.14	Mental Health Levy	\$143.36
+ Delinquent Real Estate	\$5,939.07	Developmental Disabilities	\$343.73
Semi Annual Net	\$6,413.09	Park District	\$99.45
		Crime Information Center	\$14.50
		Children Services	\$163.79
		Senior Services	\$116.88
		Zoological Park	\$30.78

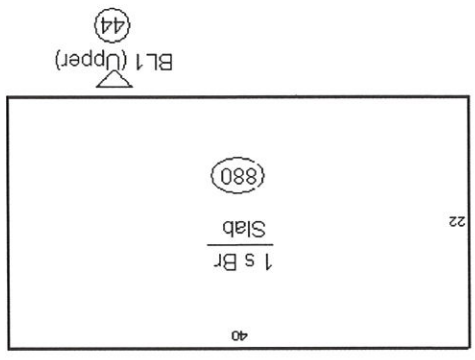
Parcel Photo

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.

Special Assessments		Related Names	
Project	Description	End Year	Payoff Amount
13-998	PUBLIC WORKS SERVICE FEE	2099	\$21.47
13-999	STORM WATER	2099	\$24.93
51-024	AQUIFER	2014	\$6.33
51-031	AQUIFER	2015	\$2.05
54-148	MIAMI CONSERVANCY DIST - Aquifer	2099	\$3.81

Related Names	
Name	Relationship
WADDELL FEDERICK@3	Parcel Owner
MITCHELL REBECCA	Mail Name
WADDELL FEDERICK	Parcel Co-owner
MITCHELL REBECCA	Parcel Co-owner
Current	Status



Parcel Sketch



MERCURIO CONSTANCE	Related Names	Current
	Parcel Co-owner	