

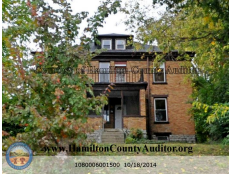
# Dusty Rhodes, Hamilton County Auditor

generated on 9/25/2018 11:23:13 AM EDT

## Property Report

<b>Parcel ID</b> 108-0006-0015-00	<b>Address</b> 3801 WINDING WY	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
--------------------------------------	-----------------------------------	-------------------------------------	--------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Land Use</b> 520 - TWO FAMILY DWLG	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 01300 - NORTH AVONDALE	<b>Owner Name and Address</b> SBRE INVESTMENTS LLC 104 BIDDLE AVE SUITE B HARRISON OH 45030 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> BRAUER SCOTT 621 W SURF ST APT 3E CHICAGO IL 60657 (call 946-4800 if incorrect)	
<b>Assessed Value</b> 48,220	<b>Effective Tax Rate</b> 80.634084	<b>Total Tax</b> \$13,614.34	
<b>Property Description</b> 3801 WINDING WAY 75 X 95.50 IRR PT LOT 28 J W LYONS EST SUB PARS 15-45 CONS			

### Appraisal/Sales Summary

Year Built	1930
Total Rooms	13
# Bedrooms	6
# Full Bathrooms	3
# Half Bathrooms	0
Last Sale Date	2/14/2008
Last Sale Amount	\$75,000
Conveyance Number	1870
Deed Type	WD - Warranty Deed (Conv)
Deed Number	148968
# of Parcels Sold	1
Acreage	0.154
Front Footage	176.00

### Tax/Credit/Value Summary

Board of Revision	YES(95)
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	43,380
CAUV Value	0
Market Improvement Value	94,410
Market Total Value	137,790
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,806.14</b>
Tax as % of Total Value	2.451%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	3,373	1930

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Grade	Average	Year Built	1930
Exterior Wall Type	Brick	Finished Square Footage	3,373
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,360
Heating	Base	Upper Floor Area (sq. ft.)	1,360
Air Conditioning	None	Half Floor Area (sq. ft.)	653
Total Rooms	13	Finished Basement (sq. ft.)	0
# of Bedrooms	6		
# of Full Bathrooms	3		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Stoop - Masonry	42	
Open Masonry Porch	150	
Balcony	150	
Open Frame Porch	45	

### No Proposed Levies Found

### Levies Passed - 2018 Pay 2019 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$14.66	\$14.66	A
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$48.22	A

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
2008	1870	75,000	2/14/2008	BRAMLAGE WILLIAM B	SBRE INVESTMENTS LLC
2001	8345	170,800	6/18/2001	ROSENFELD TAYLOR J & LEANNE	BRAMLAGE WILLIAM B
1996	3554	75,000	4/3/1996	XAVIER UNIVERSITY	ROSENFELD TAYLOR J & LEANNE
1900	0	0	1/1/1900	REED MOZELLE	XAVIER UNIVERSITY
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	REED MOZELLE

### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	43,380	94,410	137,790	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	38,270	56,850	95,120	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	38,270	56,850	95,120	0	120 Reappraisal, Update or Annual Equalization
2009	1/29/2009	39,300	92,500	131,800	0	30 New Construction - Full Value
2008	9/27/2008	39,300	35,700	75,000	0	120 Reappraisal, Update or Annual Equalization
2008	1/18/2008	40,100	42,640	82,740	0	10 Value of Bldgs, Destroyed or Demolished
2005	9/19/2005	40,100	162,400	202,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	57,600	108,100	165,700	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	29,400	55,200	84,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	18,100	66,700	84,800	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
1994006894	3/31/1995	No		5/14/1996 10:30 AM	140,100	90,000		

\*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

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	SBRE INVESTMENTS LLC	Full Rate	110.460000
<b>Tax Bill Mail Address</b>	BRAUER SCOTT 621 W SURF ST APT 3E CHICAGO IL 60657	Effective Rate	80.634084
		Non Business Credit	0.088675
		Owner Occupancy Credit	0.022168
		Certified Delinquent Year	2016
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

### Taxable Value

<b>Land</b>	15,180
<b>Improvements</b>	33,040
<b>Total</b>	48,220

### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$2,663.19		\$2,663.19	
<b>Credit</b>			\$719.10		\$719.10	
<b>Subtotal</b>			\$1,944.09		\$1,944.09	
<b>Non Business Credit</b>			\$172.39		\$172.39	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$8,148.23</b>	<b>(\$8,148.23)</b>	<b>\$1,771.70</b>	<b>\$0.00</b>	<b>\$1,771.70</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$1,195.38	(\$1,195.38)	\$180.61	\$0.00	\$177.17	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$1,948.87		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$1,948.87	
<b>Special Assess Paid</b>	\$0.00		\$37.88		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$1,986.75		\$1,948.87	

**Current Year Tax Detail**

<b>Total Paid</b>	\$0.00		\$1,986.75		\$0.00
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$1,948.87</b>

**Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY**

	<b>Prior Delinquent</b>	<b>Adj. Delinquent</b>	<b>1st Half</b>	<b>Adj. 1st Half</b>	<b>2nd Half</b>	<b>Adj. 2nd Half</b>
<b>Charge</b>	\$103.32	(\$103.32)	\$34.44	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$20.21	(\$20.21)	\$3.44	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$37.88		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

<b>Date</b>	<b>Half</b>	<b>Prior</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Surplus</b>
5/14/2018	2 - 2017	\$10,036.50	\$1,986.75	\$0.00	\$0.00

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

**Tax Distribution Information**

<b>Market Value</b>		<b>Assessed Value (35%)</b>		<b>Tax Rate Information</b>	
Land	43,380	Land	15,180	Full Tax Rate (mills)	110.460000
Building	94,410	Building	33,040	Reduction Factor	0.270016
<b>Total</b>	<b>137,790</b>	<b>Total</b>	<b>48,220</b>	Effective Tax Rate (mills)	80.634084
				Non Business Credit	0.088675
				Owner Occupancy Credit	0.022168

**Tax Calculations**

**Half Year Tax Distributions**

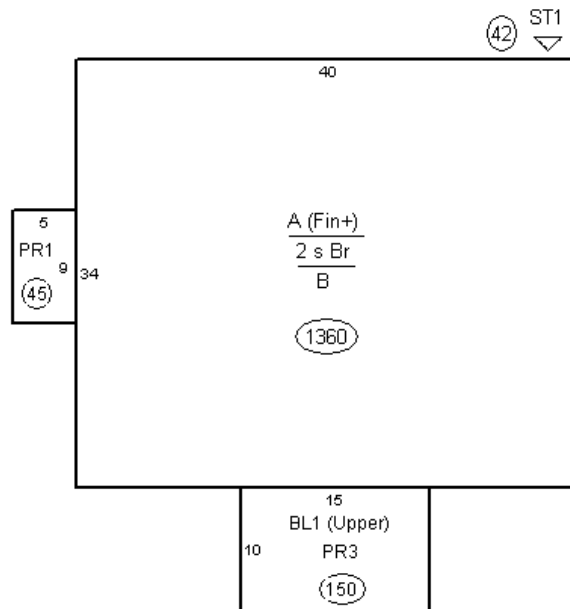
Gross Real Estate Tax	\$5,326.38	School District	\$7,783.14
- Reduction Amount	\$1,438.20	Township	\$0.00
- Non Business Credit	\$344.78	City/Village	\$1,721.87
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$323.20
Half Year Real Taxes	\$1,771.70	Public Library	\$136.64
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$46.46
+ Current Assessment	\$34.44	HLTH/Hospital Care-Indigent	\$233.16
+ Delinquent Assessment	\$131.47	Mental Health Levy	\$225.03
+ Delinquent Real Estate	\$9,905.03	Developmental Disabilities	\$539.51
Semi Annual Net	\$11,842.64	Park District	\$156.11
		Crime Information Center	\$22.76
		Children Services	\$257.09
		Senior Services	\$183.45
		Zoological Park	\$48.31

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
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00

Related Names

Name	Relationship	Status
SBRE INVESTMENTS LLC	Parcel Owner	Current
BRAUER SCOTT	Mail Name	Current
BRAUER SCOTT	Mail Name	Retired