

# Dusty Rhodes, Hamilton County Auditor

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## Property Report


**Parcel ID**  
590-0222-0715-00

**Address**  
8958 DALY RD

**Index Order**  
Parcel Number

**Tax Year**  
2018 Payable 2019

### Property Information

<b>Tax District</b> 122 - SPRINGFIELD-MT.HEALTHY	<b>School District</b> MOUNT HEALTHY CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 59022 - SPRINGFIELD 22	<b>Land Use</b> 510 - SINGLE FAMILY DWLG		
<b>Owner Name and Address</b> BLUE STEPHEN A & CONSWELLA 8958 DALY RD CINCINNATI OH 45231 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> RIVER VALLEY CREDIT UNION 505 EARL BLVD MIAMISBURG OH 453426411 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 28,370	<b>Effective Tax Rate</b> 92.411533	<b>Total Tax</b> \$2,296.61	
<b>Property Description</b> DALY RD 50 X 140 LOT 6 BRENTWOOD VILLAGE WEST SUB BLK A			

### Appraisal/Sales Summary

Year Built	1960
Total Rooms	7
# Bedrooms	4
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	1/21/2014
Last Sale Amount	\$85,000
Conveyance Number	63295
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	306962
# of Parcels Sold	1
Acreage	0.162
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	11,400
CAUV Value	0
Market Improvement Value	69,670
Market Total Value	81,070
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$1,155.87
Tax as % of Total Value	2.815%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,399	1960

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1960
Exterior Wall Type	Brick	Finished Square Footage	1,399
Basement Type	Full Basement	First Floor Area (sq. ft.)	945
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	None	Half Floor Area (sq. ft.)	454
Total Rooms	7	Finished Basement (sq. ft.)	0
# of Bedrooms	4		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	0		
Basement Garage - Car Capacity	1.0		

### Improvements

Improvement	Measurements	Year Built
Attached/Integral Garage	1	
Patio - Concrete	360	

### 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	\$8.39	\$8.39	A
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$28.37	A
Hamilton County - Children Services	Additional	1.98	\$0.00	\$56.17	B
Great Oaks Career Campuses-Current Expense	Renewal	2.70	\$50.38	\$50.38	B, 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	Sale Date	Previous Owner	Current Owner
2014	63295	85,000	1/21/2014	RIVER VALLEY CREDIT UNION INC	BLUE STEPHEN A & CONSWELLA
2013	58435	40,000	9/26/2013	CARTER JOHN C TR	RIVER VALLEY CREDIT UNION INC
2009		0	3/17/2009	AFGG ENTERPRISES INC	CARTER JOHN C TR
2008	10894	49,000	8/8/2008	BIGELOW & BRONZIE LLC	AFGG ENTERPRISES INC
2008	8876	29,000	7/2/2008	PROPERTY ASSET MANAGEMENT INC	BIGELOW & BRONZIE LLC
2008	6973	60,000	6/2/2008	MENZISE NAKESA	PROPERTY ASSET MANAGEMENT INC
2007	78801	113,000	4/25/2007	GRANGER DARIN	MENZISE NAKESA
2005	27363	70,000	1/18/2005	BANK ONE N A	GRANGER DARIN
2004	20831	54,000	9/28/2004	JOHNSON PAMELA	BANK ONE N A
1991	0	0	2/4/1991	JOHNSON BEN A & PAMELA	JOHNSON PAMELA
1987	0	0	4/1/1987	ANDERSON ROGER W	JOHNSON BEN A & PAMELA
1978	0	0	10/1/1978	SEE OWNERSHIP CARD	ANDERSON ROGER W

### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	11,400	69,670	81,070	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	12,370	72,630	85,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	12,130	67,640	79,770	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	11,980	37,020	49,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/27/2005	12,100	90,200	102,300	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	19,900	70,500	90,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	18,200	64,300	82,500	0	120 Reappraisal, Update or Annual Equalization
1998	4/16/1998	10,400	0	10,400	0	100 Annexation
1998	4/16/1998	0	55,600	55,600	0	100 Annexation
1998	4/16/1998	10,400	55,600	66,000	0	100 Annexation
1996	1/1/1996	10,400	55,600	66,000	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
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\*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>	122 - SPRINGFIELD-MT.HEALTHY	Tax Lien Sold	No
<b>Current Owner(s)</b>	BLUE STEPHEN A & CONSWELLA	Full Rate	126.080000
<b>Tax Bill Mail Address</b>	RIVER VALLEY CREDIT UNION 505 EARL BLVD MIAMISBURG OH 453426411	Effective Rate	92.411533
		Non Business Credit	0.095418
		Owner Occupancy Credit	0.023854
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	
<b>Taxable Value</b>			
<b>Land</b>			3,990
<b>Improvements</b>			24,380
<b>Total</b>			28,370

### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$1,788.44		\$1,788.44	
<b>Credit</b>			\$477.58		\$477.58	
<b>Subtotal</b>			\$1,310.86		\$1,310.86	
<b>Non Business Credit</b>			\$125.08		\$125.08	
<b>Owner Occupancy Credit</b>			\$31.27		\$31.27	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$13.77		\$13.77	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,140.74</b>	<b>\$0.00</b>	<b>\$1,140.74</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$1,140.74		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$1,140.74	
<b>Special Assess Paid</b>	\$0.00		\$15.13		\$0.00	

**Current Year Tax Detail**

<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00
<b>Total Due</b>	\$0.00		\$1,155.87		\$1,140.74
<b>Total Paid</b>	\$0.00		\$1,155.87		\$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>\$1,140.74</b>

**Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE**

	<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>	\$0.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$7.00		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Special Assessment Detail for 13-999 STORM WATER**

	<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>	\$0.00	\$0.00	\$8.13	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$8.13		\$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>
1/17/2019	1 - 2018	\$0.00	\$1,155.87	\$0.00	\$0.00
6/13/2018	2 - 2017	\$0.00	\$0.00	\$1,082.13	\$0.00
1/17/2018	1 - 2017	\$0.00	\$1,097.26	\$0.00	\$0.00
6/13/2017	2 - 2016	\$0.00	\$0.00	\$1,151.18	\$0.00
1/31/2017	1 - 2016	\$0.00	\$1,166.31	\$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	11,400	Land	3,990	Full Tax Rate (mills)	126.080000
Building	69,670	Building	24,380	Reduction Factor	0.267041
<b>Total</b>	<b>81,070</b>	<b>Total</b>	<b>28,370</b>	Effective Tax Rate (mills)	92.411533
				Non Business Credit	0.095418
				Owner Occupancy Credit	0.023854

**Tax Calculations**

Gross Real Estate Tax	\$3,576.88
- Reduction Amount	\$955.16
- Non Business Credit	\$250.16
- Owner Occupancy Credit	\$62.54
- Homestead	\$0.00
Half Year Real Taxes	\$1,154.51
- Sales Tax Credit	\$13.77
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,140.74

**Half Year Tax Distributions**

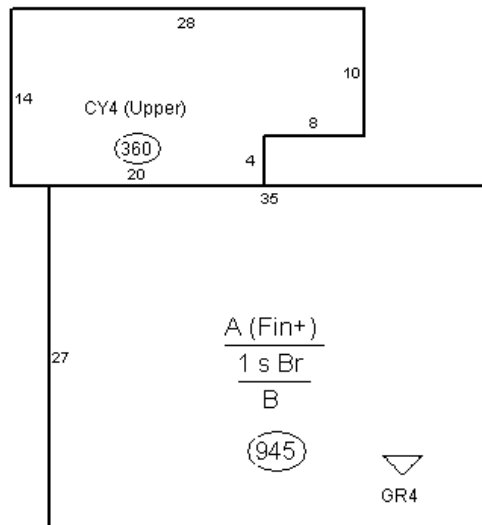
School District	\$614.81
Township	\$283.26
City/Village	\$0.00
Joint Vocational School	\$24.93
County General Fund	\$28.04
Public Library	\$26.07
Family Service/Treatment	\$4.04
HLTH/Hospital Care-Indigent	\$20.27
Mental Health Levy	\$19.56
Developmental Disabilities	\$46.90
Park District	\$13.94
Crime Information Center	\$1.99
Children Services	\$50.44
Senior Services	\$16.06
Zoological Park	\$4.20

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	Ord/Res	Description	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	2099	\$0.00
13-999		STORM WATER	2099	\$0.00

**Related Names**

Name	Relationship	Status
BLUE STEPHEN A & CONSWELLA	Parcel Owner	Current
RIVER VALLEY CREDIT UNION	Mail Name	Current