

# Dusty Rhodes, Hamilton County Auditor

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## Property Report

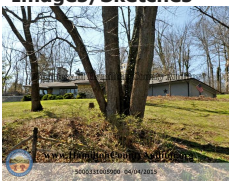
**Parcel ID**  
500-0331-0059-00

**Address**  
707 BIRNEY LN

**Index Order**  
Parcel Number

**Tax Year**  
2018 Payable 2019

### Property Information

<b>Tax District</b> 042 - ANDERSON-FOREST HILLS	<b>School District</b> FOREST HILLS LSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 50043 - ANDERSON 43	<b>Land Use</b> 510 - SINGLE FAMILY DWLG		
<b>Owner Name and Address</b> DORAN PATRICK H SR TR 707 BIRNEY LN CINCINNATI OH 452303714 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> DORAN PATRICK H SR TR 707 BIRNEY LN CINCINNATI OH 452303714 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 142,110	<b>Effective Tax Rate</b> 74.091267	<b>Total Tax</b> \$26,612.12	
<b>Property Description</b> BURNEY LN 1.110 AC SUR 5581-620			

### Appraisal/Sales Summary

Year Built	1985
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	3
# Half Bathrooms	2
Last Sale Date	12/16/2002
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	989933
# of Parcels Sold	1
Acreage	1.110
Front Footage	0.00

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	Yes
Special Assessments	Yes
Market Land Value	73,850
CAUV Value	0
Market Improvement Value	332,170
Market Total Value	406,020
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
Tax as % of Total Value	2.309%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	2,477	1985

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Very Good	Year Built	1985
Exterior Wall Type	F/M 91-92	Finished Square Footage	2,477
Basement Type	Full Basement	First Floor Area (sq. ft.)	2,477
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	0
Total Rooms	8	Finished Basement (sq. ft.)	2,120
# of Bedrooms	4		
# of Full Bathrooms	3		
# of Half Bathrooms	2		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Stoop - Masonry	56	
Deck - Wood	267	
Deck - Wood	178	
Attached/Integral Garage	883	
Pool, Concrete w/Liner	800	1985

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renewal	0.34	\$41.62	\$41.62	C
Hamilton County - Developmental Disabilities	Renewal	4.13	\$483.27	\$483.27	C
Forest Hills LSD - Current Expense	Additional	4.70	\$0.00	\$667.92	C

### 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
2002	0	0	12/16/2002	DORAN PATRICK H SR	DORAN PATRICK H SR TR
2002	0	0	12/16/2002	DORAN PATRICK H SR &	DORAN PATRICK H SR
2002	0	0	5/9/2002	DORAN PATRICK H SR &	DORAN PATRICK H SR &
1987	0	0	8/24/1987	PATRICIA J	DORAN PATRICK H SR &
1987	0	0	8/24/1987	MORAN JOSEPH L TR	PATRICIA J
1987	0	0	8/1/1987	TAYLOR LUTHER R	MORAN JOSEPH L TR
1984	0	0	8/1/1984	SEE OWNERSHIP CARD	TAYLOR LUTHER R

### Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	73,850	332,170	406,020	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	78,280	362,310	440,590	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	73,850	341,800	415,650	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	79,040	409,030	488,070	0	120 Reappraisal, Update or Annual Equalization
2005	3/15/2005	76,000	393,300	469,300	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	82,200	317,600	399,800	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	75,000	289,800	364,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	53,500	263,100	316,600	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	Yes
<b>Tax District:</b>	042 - ANDERSON-FOREST HILLS	Tax Lien Sold	No
<b>Current Owner(s)</b>	DORAN PATRICK H SR TR	Full Rate	116.080000
<b>Tax Bill Mail Address</b>	DORAN PATRICK H SR TR 707 BIRNEY LN CINCINNATI OH 452303714	Effective Rate	74.091267
		Non Business Credit	0.080638
		Owner Occupancy Credit	0.020159
		Certified Delinquent Year	2017
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	
<b>Taxable Value</b>			
<b>Land</b>	25,850		
<b>Improvements</b>	116,260		
<b>Total</b>	142,110		

### Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$8,248.06		\$8,248.06	
<b>Credit</b>			\$2,983.51		\$2,983.51	
<b>Subtotal</b>			\$5,264.55		\$5,264.55	
<b>Non Business Credit</b>			\$424.52		\$424.52	
<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>\$14,439.18</b>	<b>\$0.00</b>	<b>\$4,840.03</b>	<b>\$0.00</b>	<b>\$4,840.03</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$1,077.70	\$1,384.92	\$485.51	\$0.00	\$1,512.05	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Real Estate Owed</b>	\$16,898.32		\$5,324.03		\$6,349.87	
<b>Special Assess Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Owed</b>	\$18.61		\$16.64		\$2.21	
<b>Total Due</b>	\$16,916.93		\$5,340.67		\$6,352.08	
<b>Total Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$16,916.93</b>		<b>\$22,257.60</b>		<b>\$28,609.68</b>	

Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

**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>	\$7.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.70	\$0.91	\$0.70	\$0.00	\$1.02	\$0.00
<b>Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Owed</b>	\$8.61		\$7.70		\$1.02	

**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>	\$8.13	\$0.00	\$8.13	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.81	\$1.06	\$0.81	\$0.00	\$1.19	\$0.00
<b>Paid</b>	\$0.00		\$0.00		\$0.00	
<b>Owed</b>	\$10.00		\$8.94		\$1.19	

**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>
1/30/2017	1 - 2016	\$0.00	\$5,204.49	\$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	73,850	Land	25,850	Full Tax Rate (mills)	116.080000
Building	332,170	Building	116,260	Reduction Factor	0.361723
<b>Total</b>	<b>406,020</b>	<b>Total</b>	<b>142,110</b>	Effective Tax Rate (mills)	74.091267
				Non Business Credit	0.080638
				Owner Occupancy Credit	0.020159

**Tax Calculations**

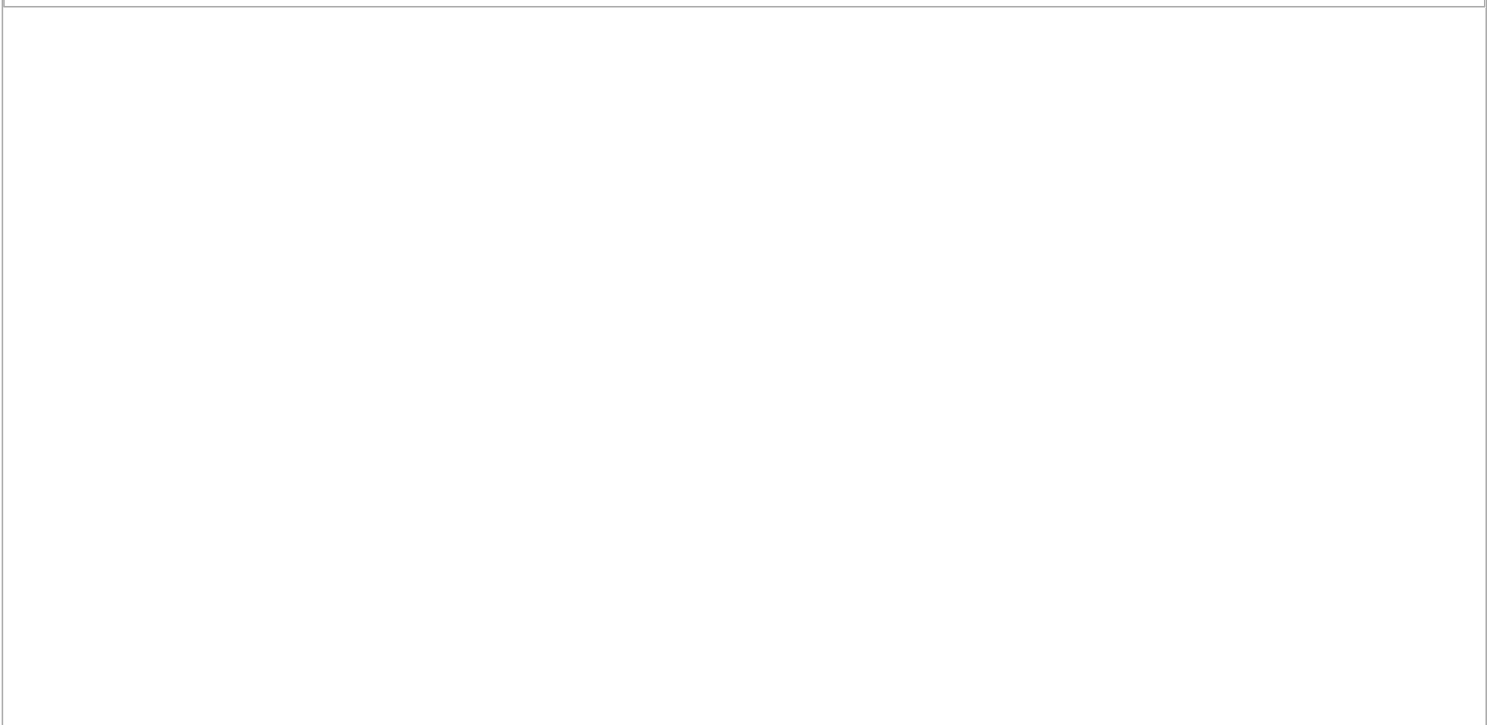
Gross Real Estate Tax	\$16,496.12
- Reduction Amount	\$5,967.02
- Non Business Credit	\$849.04
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$4,840.03
- Sales Tax Credit	\$0.00
+ Current Assessment	\$15.13
+ Delinquent Assessment	\$18.61
+ Delinquent Real Estate	\$16,898.32
Semi Annual Net	\$21,772.09

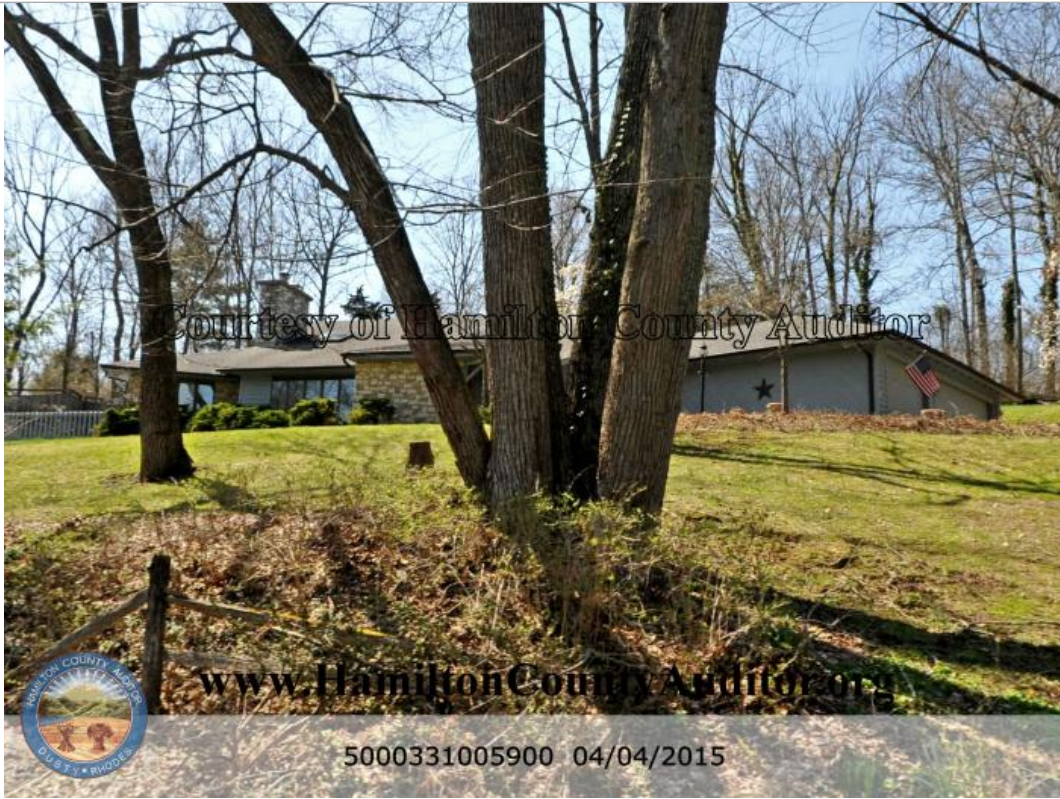
**Half Year Tax Distributions**

School District	\$11,274.76
Township	\$4,568.11
City/Village	\$0.00
Joint Vocational School	\$576.92
County General Fund	\$649.13
Public Library	\$593.98
Family Service/Treatment	\$93.45
HLTH/Hospital Care-Indigent	\$469.01
Mental Health Levy	\$452.66
Developmental Disabilities	\$1,085.26
Park District	\$314.01
Crime Information Center	\$45.79
Children Services	\$1,149.05
Senior Services	\$369.04
Zoological Park	\$97.18

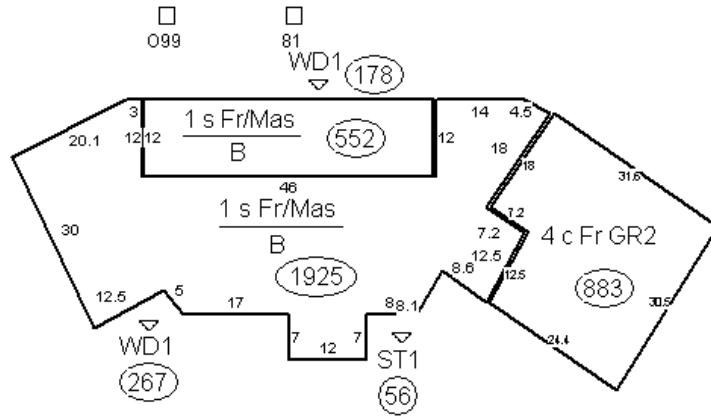
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

**Parcel Photo**





Parcel Sketch



**Special Assessments**

Project	Ord/Res	Description	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	2099	\$17.33
13-999		STORM WATER	2099	\$20.13