

Dusty Rhodes, Hamilton County Auditor

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Property Report


Parcel ID
034-0A02-0003-00

Address
5506 STEWART AVE

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District 001 - CINTI CORP-CINTI CSD		Images/Sketches 
School District CINCINNATI CSD		
Appraisal Area 00800 - MADISONVILLE	Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address TALBERT IRIST E 5506 STEWART AVE CINCINNATI OH 452271225 <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 24,010	Effective Tax Rate 83.385380	Total Tax \$1,125.37

Property Description
STEWART PL 40 X 160 LOT 67 MONNING PARK PL

Appraisal/Sales Summary	
Year Built	1925
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	1
Last Sale Date	12/11/1995
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	769100
# of Parcels Sold	1
Acreage	0.147

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,710
CAUV Value	0
Market Improvement Value	50,890
Market Total Value	68,600
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$567.01
Tax as % of Total Value	2.576%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,206	1925

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1925
Exterior Wall Type	Frame/Siding	Finished Square Footage	1,206
Basement Type	Full Basement	First Floor Area (sq. ft.)	860
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	None	Half Floor Area (sq. ft.)	346
Total Rooms	7	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	2		
# of Half Bathrooms	1		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	120	
Balcony	120	
Detached Garage	360	1925

No Proposed Levies Found

Levies Passed – 2019 Pay 2020 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renewal	0.34	\$6.84	\$6.84	C
Hamilton County - Developmental Disabilities	Renewal	4.13	\$79.38	\$79.38	C
Cincinnati CSD - Emergency (\$65,178,000)	Renewal	10.06	\$209.04	\$211.35	C, 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
1995	0	0	12/11/1995	TALBERT LELIA	TALBERT IRIST E
1986	0	0	6/1/1986	SEE OWNERSHIP CARD	TALBERT LELIA

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	17,710	50,890	68,600	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	16,910	45,570	62,480	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	16,420	44,240	60,660	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	16,400	53,800	70,200	0	120 Reappraisal, Update or Annual Equalization
2005	9/18/2005	16,400	53,800	70,200	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	13,800	45,500	59,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	12,400	40,800	53,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,600	35,500	41,100	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
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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

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	TALBERT IRIST E	Full Rate	113.120000
Tax Bill Mail Address	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124	Effective Rate	83.385380
		Non Business Credit	0.085868
		Owner Occupancy Credit	0.021467
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	6,200
Improvements	17,810
Total	24,010

Current Year Tax Detail

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,358.01		\$1,358.01	
Credit			\$356.97		\$356.97	
Subtotal			\$1,001.04		\$1,001.04	
Non Business Credit			\$85.96		\$85.96	
Owner Occupancy Credit			\$21.15		\$21.15	
Homestead			\$325.65		\$325.65	
Sales CR			\$9.92		\$9.92	
Subtotal	\$0.00	\$0.00	\$558.36	\$0.00	\$558.36	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$558.36		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$558.36	
Special Assess Paid	\$0.00		\$8.65		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$567.01		\$558.36	
Total Paid	\$0.00		\$567.01		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$558.36	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$8.65	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.65		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 55-205 CINCINNATI - Weed & Litter

	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
1/13/2020	1 - 2019	\$0.00	\$567.01	\$0.00	\$0.00
6/5/2019	2 - 2018	\$0.00	\$0.00	\$559.44	\$0.00
1/10/2019	1 - 2018	\$0.00	\$568.10	\$0.00	\$0.00
6/7/2018	2 - 2017	\$0.00	\$0.00	\$527.68	\$0.00
1/16/2018	1 - 2017	\$0.00	\$535.50	\$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	17,710	Land	6,200	Full Tax Rate (mills)	113.120000
Building	50,890	Building	17,810	Reduction Factor	0.262860
Total	68,600	Total	24,010	Effective Tax Rate (mills)	83.385380
				Non Business Credit	0.085868
				Owner Occupancy Credit	0.021467

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$2,716.02
- Reduction Amount	\$713.94
- Non Business Credit	\$171.92
- Owner Occupancy Credit	\$42.30
- Homestead	\$651.30
Half Year Real Taxes	\$568.28
- Sales Tax Credit	\$9.92
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$558.36

School District	\$6.30
Township	\$0.00
City/Village	\$1.46
Joint Vocational School	\$0.00
County General Fund	\$0.26
Public Library	\$0.24
Family Service/Treatment	\$0.04
HLTH/Hospital Care-Indigent	\$0.19
Mental Health Levy	\$0.19
Developmental Disabilities	\$0.44
Park District	\$0.13
Crime Information Center	\$0.02
Children Services	\$0.47
Senior Services	\$0.14
Zoological Park	\$0.04

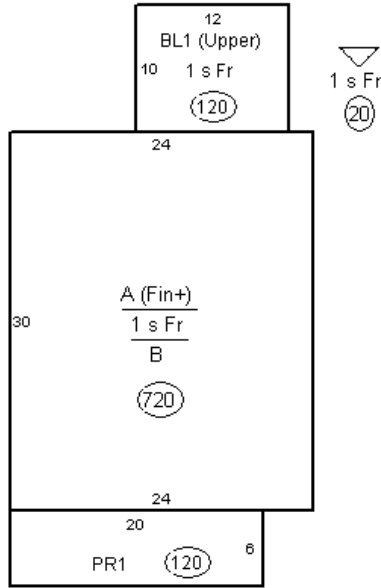
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

Parcel Photo



Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	2099	\$0.00
55-205	S000053414	CINCINNATI - Weed & Litter	2020	\$402.30

Related Names

Name	Relationship	Status
TALBERT IRIST E	Parcel Owner	Current
TALBERT IRIST E	Mail Name	Current