

Dusty Rhodes, Hamilton County Auditor

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Property Report


Parcel ID
500-0351-0069-00

Address
7114 BRIDGES RD

Index Order
Parcel Number

Tax Year
2020 Payable 2021

Property Information

Tax District	042 - ANDERSON-FOREST HILLS	Images/Sketches 	
School District	FOREST HILLS LSD		
Appraisal Area	50065 - ANDERSON 65	Land Use	510 - SINGLE FAMILY DWLG
Owner Name and Address	MILES SUSAN RAE & DONALD LOWELL PEDIGO 1196 SYCAMORE LANE AMELIA OH 45102 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address	MILES SUSAN RAE & DONALD LOWELL PEDIGO 1196 SYCAMORE LANE AMELIA OH 45102 <i>(call 946-4800 if incorrect)</i>
Assessed Value	37,290	Effective Tax Rate	71.065520
		Total Tax	\$5,943.99
Property Description BRIDGES LN 90 X 240 PT LOT 7 ELISHA BRIDGES EST			

Appraisal/Sales Summary	
Year Built	1911
Total Rooms	4
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	10/15/2020
Last Sale Amount	\$0
Conveyance Number	247458
Deed Type	PC - Probate Court (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.491

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	43,800
CAUV Value	0
Market Improvement Value	62,730
Market Total Value	106,530
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	2.238%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	830	1911

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1911
Exterior Wall Type	Frame/Siding	Finished Square Footage	830
Basement Type	Part Basement	First Floor Area (sq. ft.)	830
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	None	Half Floor Area (sq. ft.)	0
Total Rooms	4	Finished Basement (sq. ft.)	0
# of Bedrooms	2		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	210	
Open Frame Porch	175	
Detached Garage	576	1911

No Proposed Levies Found

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	Transfer Date	Previous Owner	Current Owner
2020	247458	0	10/15/2020	PEDIGO GEORGIA K	MILES SUSAN RAE & DONALD LOWELL PEDIGO
2014		0	5/6/2014	PEDIGO LARRY R & GEORGIA K	PEDIGO GEORGIA K
2008		0	1/11/2008	PEDIGO LARRY R	PEDIGO LARRY R & GEORGIA K
1969	0	0	1/9/1969	YORK JERRY L	PEDIGO LARRY R
1963	0	0	9/10/1963	<u>SEE OWNERSHIP CARD</u>	YORK JERRY L

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	43,800	62,730	106,530	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	38,760	55,510	94,270	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	38,900	45,840	84,740	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	38,140	44,940	83,080	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	35,260	45,030	80,290	0	120 Reappraisal, Update or Annual Equalization
2005	3/15/2005	33,900	43,300	77,200	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	30,700	36,600	67,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	28,000	33,400	61,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	13,600	29,500	43,100	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

CHARLIE WINBURN, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	042 - ANDERSON-FOREST HILLS	Tax Lien Sold	No
Current Owner(s)	MILES SUSAN RAE & DONALD LOWELL PEDIGO	Full Rate	120.430000
Tax Bill Mail Address	MILES SUSAN RAE & DONALD LOWELL PEDIGO 1196 SYCAMORE LANE AMELIA OH 45102	Effective Rate	71.065520
		Non Business Credit	0.076125
		Owner Occupancy Credit	0.019031
		Certified Delinquent Year	2019
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land		15,330	
Improvements		21,960	

Total | 37,290

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$2,245.42		\$2,245.42	
Credit			\$920.40		\$920.40	
Subtotal			\$1,325.02		\$1,325.02	
Non Business Credit			\$100.87		\$100.87	
Owner Occupancy Credit			\$24.01		\$24.01	
Homestead			\$281.33		\$281.33	
Sales CR			\$6.28		\$6.28	
Subtotal	\$3,303.48	\$0.00	\$912.53	\$0.00	\$912.53	\$0.00
Interest/Penalty	\$376.39	\$309.98	\$101.13	\$0.00	\$272.86	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$3,981.85		\$1,003.78		\$1,173.84	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$38.26		\$108.70		\$11.55	
Total Due	\$4,020.11		\$1,112.48		\$1,185.39	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$4,020.11		\$5,132.59		\$6,317.98	

Special Assessment Detail for 55-316 HAMILTON CO - Bd of Health/Delq Sewage

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$83.69	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$8.37	\$0.00	\$9.21	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$92.06		\$9.21	

Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$14.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$2.35	\$1.35	\$0.70	\$0.00	\$1.08	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$17.70		\$7.70		\$1.08	

Special Assessment Detail for 13-999 STORM WATER

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$16.26	\$0.00	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$2.72	\$1.58	\$0.81	\$0.00	\$1.26	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$20.56		\$8.94		\$1.26	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/10/2018	1 - 2017	\$0.00	\$765.83	\$750.70	\$0.00
9/14/2017	1 - 2017	\$0.00	\$0.00	\$138.18	\$0.00
9/1/2017	1 - 2017	\$0.00	\$0.00	\$1.67	\$0.00
8/23/2017	1 - 2017	\$0.00	\$740.42	\$657.98	\$0.00
11/10/2016	1 - 2016	\$0.00	\$64.20	\$737.15	\$0.00
8/12/2016	1 - 2016	\$0.00	\$658.65	\$41.35	\$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	43,800	Land	15,330	Full Tax Rate (mills)	120.430000
Building	62,730	Building	21,960	Reduction Factor	0.409902
Total	106,530	Total	37,290	Effective Tax Rate (mills)	71.065520
				Non Business Credit	0.076125
				Owner Occupancy Credit	0.019031

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$4,490.84
- Reduction Amount	\$1,840.80
- Non Business Credit	\$201.74
- Owner Occupancy Credit	\$48.02
- Homestead	\$562.66
Half Year Real Taxes	\$918.81
- Sales Tax Credit	\$6.28
+ Current Assessment	\$98.82
+ Delinquent Assessment	\$38.26
+ Delinquent Real Estate	\$3,981.85
Semi Annual Net	\$5,031.46

School District	\$2,689.97
Township	\$963.05
City/Village	\$0.00
Joint Vocational School	\$133.37
County General Fund	\$150.69
Public Library	\$123.41
Family Service/Treatment	\$19.12
HLTH/Hospital Care-Indigent	\$95.97
Mental Health Levy	\$92.61
Developmental Disabilities	\$222.06
Park District	\$66.27
Crime Information Center	\$9.38
Children Services	\$238.81
Senior Services	\$76.07
Zoological Park	\$19.88

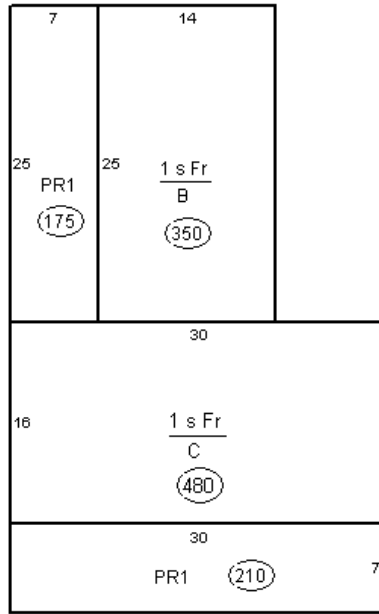
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

Parcel Photo



Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE		2099	\$26.48
13-999		STORM WATER		2099	\$30.76
55-316	D-2020	HAMILTON CO - Bd of Health/Delq Sewage	8/31/2020	2020	\$101.27

Related Names

Name	Relationship	Status
MILES SUSAN RAE & DONALD LOWELL PEDIGO	Parcel Owner	Current