

# Dusty Rhodes, Hamilton County Auditor

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## Property Report


**Parcel ID**  
510-0074-0293-00

**Address**  
6940 RUTHERFORD CT

**Index Order**  
Parcel Number

**Tax Year**  
2020 Payable 2021

### Property Information

<b>Tax District</b>	141 - COLERAIN-NORTHWEST LSD	<b>Images/Sketches</b> 
<b>School District</b>	NORTHWEST LSD (HAMILTON CO.)	
<b>Appraisal Area</b>	51001 - COLERAIN 01	<b>Land Use</b>
		510 - SINGLE FAMILY DWLG
<b>Owner Name and Address</b>	HAYS LINDA LEE 6940 RUTHERFORD CT CINCINNATI OH 452395649 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b>
		HAYS LINDA LEE 3262 HANDLE DR APT 4 CINCINNATI OH 45239 <i>(call 946-4800 if incorrect)</i>
<b>Assessed Value</b>	29,880	<b>Effective Tax Rate</b>
		73.018266
		<b>Total Tax</b>
		\$2,518.53
<b>Property Description</b>		
RUTHERFORD CT 80 X 113 IRR LOT 41 CINTI HOMES SUB BLK C		

Appraisal/Sales Summary	
Year Built	1957
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	10/14/2003
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	PC - Probate Court (EX)
Deed Number	19505
# of Parcels Sold	1
Acreage	0.194

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	19,710
CAUV Value	0
Market Improvement Value	65,660
Market Total Value	85,370
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
Tax as % of Total Value	2.301%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,244	1957

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1957
Exterior Wall Type	F/M 91-92	Finished Square Footage	1,244
Basement Type	Full Crawl	First Floor Area (sq. ft.)	1,244
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	0
Total Rooms	6	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	1		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Patio - Concrete	481	
Attached/Integral Garage	360	
Open Masonry Porch	64	

**Proposed Levies**

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$41.49	\$41.49	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$51.99	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$28.39	B

**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
2003	0	0	10/14/2003	HAYS MELVIN H	HAYS LINDA LEE
1990	0	0	1/1/1990	HAYS MELVIN H & LINDA LEE	HAYS MELVIN H
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	HAYS MELVIN H & LINDA LEE

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	19,710	65,660	85,370	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	16,700	55,640	72,340	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	23,000	54,160	77,160	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	25,000	58,870	83,870	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	24,750	77,720	102,470	0	120 Reappraisal, Update or Annual Equalization
2005	9/23/2005	25,000	78,500	103,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	21,300	65,400	86,700	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	20,000	61,300	81,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	11,800	61,000	72,800	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
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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**

**JILL A. SCHILLER, 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>	141 - COLERAIN-NORTHWEST LSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	HAYS LINDA LEE	Full Rate	113.270000
<b>Tax Bill Mail Address</b>	HAYS LINDA LEE 3262 NANDLE DR APT 4 CINCINNATI OH 45239	Effective Rate	73.018266
		Non Business Credit	0.075828
		Owner Occupancy Credit	0.018957
		Certified Delinquent Year	2020
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

**Taxable Value**

<b>Land</b>	6,900
<b>Improvements</b>	22,980
<b>Total</b>	29,880

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,692.25		\$1,692.25	
Credit			\$601.36		\$601.36	
Subtotal			\$1,090.89		\$1,090.89	
Non Business Credit			\$82.72		\$82.72	
Owner Occupancy Credit			\$20.68		\$20.68	
Homestead			\$289.18		\$289.18	
Sales CR			\$5.41		\$5.41	
Subtotal	<b>\$961.29</b>	<b>\$0.00</b>	<b>\$692.90</b>	<b>\$0.00</b>	<b>\$692.90</b>	<b>\$0.00</b>
Interest/Penalty	\$38.12	\$118.19	\$70.80	\$0.00	\$166.74	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$1,117.60		\$762.19		\$857.97	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$16.64		\$1.67	
Total Due	\$1,117.60		\$778.83		\$859.64	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	<b>\$1,117.60</b>		<b>\$1,896.43</b>		<b>\$2,756.07</b>	

**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	\$0.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.70	\$0.00	\$0.77	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$7.70		\$0.77	

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

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.81	\$0.00	\$0.90	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$8.94		\$0.90	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2020	1 - 2019	\$0.00	\$214.02	\$0.00	\$0.00
6/17/2019	2 - 2018	\$0.00	\$0.00	\$519.91	\$0.00
1/28/2019	1 - 2018	\$0.00	\$535.04	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$488.84	\$0.00
1/31/2018	1 - 2017	\$0.00	\$503.97	\$0.00	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$543.56	\$0.00
1/31/2017	1 - 2016	\$0.00	\$558.69	\$0.00	\$0.00
6/24/2016	2 - 2015	\$0.00	\$0.00	\$552.95	\$0.00
2/1/2016	1 - 2015	\$0.00	\$568.08	\$0.00	\$0.00

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

**Contact the County Treasurer with your tax bill questions at [county.treasurer@hamilton-co.org](mailto:county.treasurer@hamilton-co.org) or 513-946-4800**

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	19,710	Land	6,900	Full Tax Rate (mills)	113.270000
Building	65,660	Building	22,980	Reduction Factor	0.355361
<b>Total</b>	<b>85,370</b>	<b>Total</b>	<b>29,880</b>	Effective Tax Rate (mills)	73.018266
				Non Business Credit	0.075828
				Owner Occupancy Credit	0.018957

**Tax Calculations**

**Half Year Tax Distributions**

Gross Real Estate Tax	\$3,384.50
- Reduction Amount	\$1,202.72
- Non Business Credit	\$165.44
- Owner Occupancy Credit	\$41.36
- Homestead	\$578.36
Half Year Real Taxes	\$698.31
- Sales Tax Credit	\$5.41
+ Current Assessment	\$15.13
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$1,117.60
Semi Annual Net	\$1,825.63

School District	\$955.88
Township	\$411.95
City/Village	\$0.00
Joint Vocational School	\$46.40
County General Fund	\$54.30
Public Library	\$44.48
Family Service/Treatment	\$6.89
HLTH/Hospital Care-Indigent	\$34.59
Mental Health Levy	\$33.40
Developmental Disabilities	\$80.05
Park District	\$23.89
Crime Information Center	\$3.39
Children Services	\$86.09
Senior Services	\$27.43
Zoological Park	\$7.17

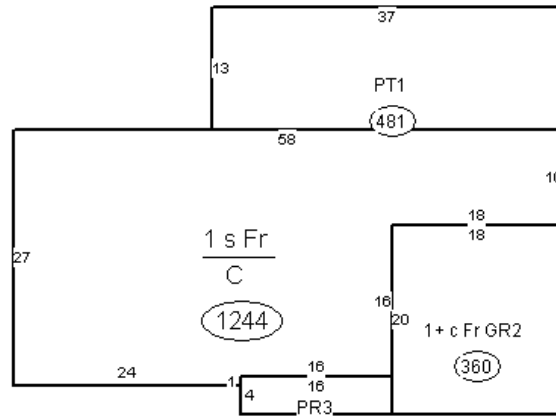
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

**Parcel Photo**



**Parcel Sketch**

099



### Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE		2099	\$8.47
13-999		STORM WATER		2099	\$9.84

### Related Names

Name	Relationship	Status
HAYS LINDA LEE	Parcel Owner	Current
HAYS LINDA LEE	Mail Name	Current