

Dusty Rhodes, Hamilton County Auditor

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Property Report


Parcel ID
247-0001-0003-00

Address
6436 HAMILTON AVE

Index Order
Parcel Number

Tax Year
2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD		Images/Sketches 
School District CINCINNATI CSD		
Appraisal Area 05100 - COLLEGE HILL	Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address ALEXANDER ROBERT H 554 DAVENPORT AVE # 5 CINCINNATI OH 45204 (call 946-4015 if incorrect)	Tax Bill Mail Address ALEXANDER ROBERT H 5655 PAMLICO LN CINCINNATI OH 45243 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 36,470	Effective Tax Rate 75.634697	Total Tax \$2,540.07
Property Description HAMILTON AVE 76.01 X 200.37 IRR LOT 8 J L CORCORANS 1ST		

Appraisal/Sales Summary	
Year Built	1925
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	4/10/2020
Last Sale Amount	\$0
Conveyance Number	231472
Deed Type	AF - Affidavit (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.339

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	35,350
CAUV Value	0
Market Improvement Value	68,860
Market Total Value	104,210
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	2.289%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,886	1925

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Grade	Good	Year Built	1925
Exterior Wall Type	F/M 93-94	Finished Square Footage	1,886
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,106
Heating	Base	Upper Floor Area (sq. ft.)	780
Air Conditioning	None	Half Floor Area (sq. ft.)	0
Total Rooms	7	Finished Basement (sq. ft.)	0
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	0		
Basement Garage - Car Capacity	2.0		

Improvements

Improvement	Measurements	Year Built
Patio - Concrete	432	
Attached/Integral Garage	2	

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$52.09	\$52.09	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$63.46	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$34.65	B

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	231472	0	4/10/2020	ALEXANDER ROBERT H & KAY C	ALEXANDER ROBERT H
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	ALEXANDER ROBERT H

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	35,350	68,860	104,210	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	31,010	60,400	91,410	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	33,090	58,730	91,820	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	34,110	60,550	94,660	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	34,200	118,680	152,880	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	34,900	121,100	156,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	42,600	101,900	144,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	41,800	100,000	141,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	27,400	84,400	111,800	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
*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

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	Yes
Current Owner(s)	ALEXANDER ROBERT H	Full Rate	109.200000
Tax Bill Mail Address	ALEXANDER ROBERT H 5655 PAMLICO LN CINCINNATI OH 45243	Effective Rate	75.634697
		Non Business Credit	0.085155
		Owner Occupancy Credit	0.021288
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	12,370
Improvements	24,100
Total	36,470

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,991.26		\$1,991.26	
Credit			\$612.06		\$612.06	
Subtotal			\$1,379.20		\$1,379.20	
Non Business Credit			\$117.45		\$117.45	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$4,969.28	(\$4,969.28)	\$1,261.75	\$0.00	\$1,261.75	\$0.00
Interest/Penalty	\$556.70	(\$556.70)	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$1,261.75		\$1,261.75	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$16.57		\$0.00	
Total Due	\$0.00		\$1,278.32		\$1,261.75	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$1,278.32		\$2,540.07	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$33.01	(\$33.01)	\$16.57	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$5.45	(\$5.45)	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$16.57		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
10/21/2021	1 - 2021	\$2,883.38	\$1,410.19	\$1,583.44	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$1,220.19	\$0.00
1/31/2019	1 - 2018	\$0.00	\$1,236.63	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$1,175.37	\$0.00
1/29/2018	1 - 2017	\$0.00	\$1,190.25	\$0.00	\$0.00
6/30/2017	1 - 2017	\$0.00	\$0.00	\$1,271.21	\$0.00
1/31/2017	1 - 2016	\$0.00	\$1,225.56	\$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 or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	35,350	Land	12,370	Full Tax Rate (mills)	109.200000
Building	68,860	Building	24,100	Reduction Factor	0.307375
Total	104,210	Total	36,470	Effective Tax Rate (mills)	75.634697
				Non Business Credit	0.085155
				Owner Occupancy Credit	0.021288

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$3,982.52
- Reduction Amount	\$1,224.12
- Non Business Credit	\$234.90
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$1,261.75
- Sales Tax Credit	\$0.00
+ Current Assessment	\$16.57
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,278.32

School District	\$783.81
Township	\$0.00
City/Village	\$188.24
Joint Vocational School	\$0.00
County General Fund	\$37.09
Public Library	\$29.94
Family Service/Treatment	\$4.71
HLTH/Hospital Care-Indigent	\$23.64
Mental Health Levy	\$22.82
Developmental Disabilities	\$54.70
Park District	\$33.20
Crime Information Center	\$2.30
Children Services	\$57.80
Senior Services	\$18.60
Zoological Park	\$4.90

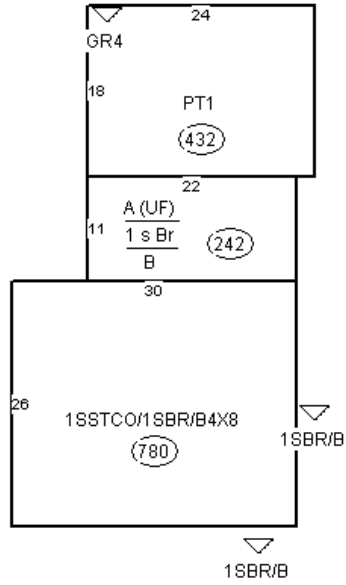
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

Parcel Photo



Parcel Sketch

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Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINNATI - Urban Forestry	8/20/2019	2099	\$16.57

Related Names

Name	Relationship	Status
ALEXANDER ROBERT H	Parcel Owner	Current
ALEXANDER ROBERT H	Mail Name	Current