


Dusty Rhodes, Hamilton County Auditor

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Property Report

Parcel ID 551-0007-0018-00	Address 4124 LORA AVE	Index Order Parcel Number	Tax Year 2021 Payable 2022
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Property Information

Tax District 019 - CHEVIOT-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 55106 - CHEVIOT 06	Auditor Land Use 510 - SINGLE FAMILY DWLG		
Owner Name and Address BREEN ADRIAN O 4124 LORA AVE CINCINNATI OH 452114619 (call 946-4015 if incorrect)	Tax Bill Mail Address CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)		
Assessed Value 23,340	Effective Tax Rate 80.133295	Total Tax \$1,628.04	
Property Description 4124 LORA AVE 40 X 150.40 PTS LOTS 50-51-52 BENSON RYBOLT SUB			

Appraisal/Sales Summary	
Year Built	1919
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	1/29/2002
Last Sale Amount	\$80,000
Conveyance Number	1069
Deed Type	WE - Warranty Deed (EX)
Deed Number	959937
# of Parcels Sold	1
Acreage	0.138

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	18,530
CAUV Value	0
Market Improvement Value	48,150
Market Total Value	66,680
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$814.02
Tax as % of Total Value	2.436%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One and One-Half Story	785	1919

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.5
Grade	Average	Year Built	1919
Exterior Wall Type	Frame/Siding	Finished Square Footage	785
Basement Type	Full Basement	First Floor Area (sq. ft.)	436
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	None	Half Floor Area (sq. ft.)	349
Total Rooms	5	Finished Basement (sq. ft.)	250
# of Bedrooms	2		
# of Full Bathrooms	1		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Open Frame Porch	108	
Canopy over Masonry Stoop	60	
Detached Garage	360	1919

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	\$32.41	\$32.41	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$40.61	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$22.17	B
City of Cheviot - Current Expense	Renewal	3.00	\$17.30	\$17.30	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
2002	1069	80,000	1/29/2002	STUDT BRIAN &	BREEN ADRIAN O
1989	0	50,000	1/10/1989	SHARON A MCELROY	STUDT BRIAN &
1989	0	0	1/10/1989	STAUD DANIEL A& THERESE M	SHARON A MCELROY
1983	0	43,000	8/2/1983	KLEINER WILLIAM J	STAUD DANIEL A& THERESE M
1983	0	0	5/20/1983	KLEINER WM J & TERRI K	KLEINER WILLIAM J
1977	0	0	10/28/1977	SEE OWNERSHIP CARD	KLEINER WM J & TERRI K

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	18,530	48,150	66,680	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	16,400	42,610	59,010	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	17,100	42,720	59,820	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	18,000	44,970	62,970	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	17,820	61,380	79,200	0	120 Reappraisal, Update or Annual Equalization
2005	9/26/2005	18,000	62,000	80,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	24,600	53,000	77,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	17,000	36,600	53,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	9,000	31,000	40,000	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

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
		Tax Lien Sold	No
Tax District:	019 - CHEVIOT-CINTI CSD	Full Rate	117.860000
		Effective Rate	80.133295
Current Owner(s)	BREEN ADRIAN O	Non Business Credit	0.082797
Tax Bill Mail Address	CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156	Owner Occupancy Credit	0.020699
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	6,490
Improvements	16,850
Total	23,340

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,375.43		\$1,375.43	
Credit			\$440.27		\$440.27	
Subtotal			\$935.16		\$935.16	
Non Business Credit			\$77.43		\$77.43	
Owner Occupancy Credit			\$18.58		\$18.58	
Homestead			\$0.00		\$0.00	
Sales CR			\$25.13		\$25.13	
Subtotal	\$0.00	\$0.00	\$814.02	\$0.00	\$814.02	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$814.02		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$814.02	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$814.02		\$814.02	
Total Paid	\$0.00		\$814.02		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	

Current Year Tax Detail

Total Owed	\$0.00	\$0.00	\$814.02
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Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/19/2022	1 - 2021	\$0.00	\$814.02	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$825.45	\$0.00
1/15/2021	1 - 2020	\$0.00	\$825.45	\$0.00	\$0.00
7/9/2020	2 - 2019	\$0.00	\$0.00	\$812.35	\$0.00
1/13/2020	1 - 2019	\$0.00	\$812.35	\$0.00	\$0.00
6/5/2019	2 - 2018	\$0.00	\$0.00	\$813.49	\$0.00
1/10/2019	1 - 2018	\$0.00	\$813.49	\$0.00	\$0.00
6/7/2018	2 - 2017	\$0.00	\$0.00	\$778.00	\$0.00
1/16/2018	1 - 2017	\$0.00	\$778.00	\$0.00	\$0.00
6/6/2017	2 - 2016	\$0.00	\$0.00	\$803.82	\$0.00
1/21/2017	1 - 2016	\$0.00	\$803.82	\$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	18,530	Land	6,490	Full Tax Rate (mills)	117.860000
Building	48,150	Building	16,850	Reduction Factor	0.320098
Total	66,680	Total	23,340	Effective Tax Rate (mills)	80.133295
				Non Business Credit	0.082797
				Owner Occupancy Credit	0.020699

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$2,750.86	School District	\$490.27
- Reduction Amount	\$880.54	Township	\$0.00
- Non Business Credit	\$154.86	City/Village	\$166.95
- Owner Occupancy Credit	\$37.16	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$23.09
Half Year Real Taxes	\$839.15	Public Library	\$18.93
- Sales Tax Credit	\$25.13	Family Service/Treatment	\$2.93
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$14.72
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$14.21
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$34.07
Semi Annual Net	\$814.02	Park District	\$21.27
		Crime Information Center	\$1.44
		Children Services	\$36.55
		Senior Services	\$11.67
		Zoological Park	\$3.05

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

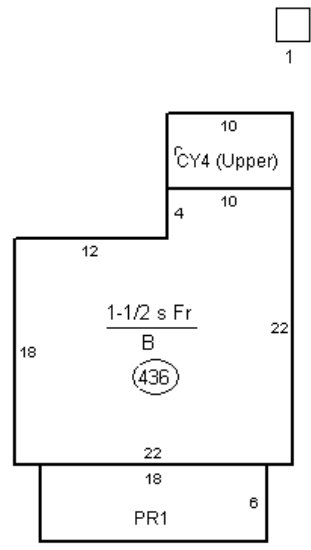


Courtesy of Hamilton County Auditor

www.HamiltonCountyAuditor.org

5510007001800 03/30/2015

Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
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Related Names

Name	Relationship	Status
BREEN ADRIAN O	Parcel Owner	Current