

Dusty Rhodes, Hamilton County Auditor generated on 8/22/2014 12:37:58 PM (EST)

Property Report

Parcel ID	Address	Index Order	Card(s)
128-0001-0161-00	6647 MONTGOMERY RD	Street Address	1

Tax Dist 001 CINTI CORP-CINTI CSD-001110 Owner Information Call 946-4015 if Incorrect ELIAS MESFUN 2801 SUMMIT ST OAKLAND, CA 94609 USA	School Dist 1 CINCINNATI CSD Mail Information Call 946-4800 if Incorrect ELIAS MESFUN 2801 SUMMIT ST #211 OAKLAND, CA 94609 USA	Land Use 404 Retail/Apartment Over Property Information MONTGOMERY RD 55 X 146 IRR PT LOT 1 WM SCUDDER SUB
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Board of Revision	Yes(09)	Date	2/6/2007
Rental Registration	Yes	Conveyance #	74678
Homestead	No	Deed Number	116505
Owner Occupancy Credit	No	Mkt Land Value	61,220
New Construction	No	Cauv Value	0
Foreclosure	No	Mkt Impr Value	62,450
Other Assessments	Yes	Mkt Total Value	123,670
Front Ft.	55.00	Total TIF Value	0
# of Parcels	1	Abated Value	0
Deed Type	17 WD-Warranty Deed	Exempt Value	0
Sale Amount	\$135,000	Acreage	0.256
		Taxes Paid	\$1,919.11

Levy Info

Proposed Levies	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
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No Proposed Levies Found

Levies Passed-2014 Pay 2015 Tax Bill	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Developmental Disabilities	Renewal	4.13	\$178.79	\$178.79	A

Improvements

Improvement	Measurements	Year Built
632 Superstructure	192 SQUARE FEET	
632 Superstructure	441 SQUARE FEET	
525 Paving Asphalt	3000 SQUARE FEET	1955

Commercial

Use Code	404 Retail / Apartment Over	Year Built	1955
Net Leaseable		Gross Area	4,260.00
No. of Units			

Commercial History

Section	Occupancy	Finished Square Ft.	Story Height	Stories
1	353 Retail Store	2,151.00	9.00	1
2	352 Multiple Resid. (Low Rise)	2,109.00	9.00	1

Transfer

Deed Book	Page	Sale Price	Sale Date	Current Owner
		\$135,000	2/6/2007	ELIAS MESFUN

		\$124,000	3/27/1998	HAYES CARL & LINDA
		\$0	8/1/1983	BARNETT ZENIE E
		\$0	1/1/1981	CHAMBERS JULIUS E &

Value History

Year	Date	Land	Improvements	Total	Assessment Reason
2011	2012/01/10	\$61,220	\$62,450	\$123,670	Miscellaneous
2011	2011/07/18	\$61,220	\$62,450	\$123,670	Reappraisal, Update or Annual Equalization
2008	2008/09/27	\$58,100	\$76,900	\$135,000	Reappraisal, Update or Annual Equalization
2005	2005/09/20	\$58,100	\$56,100	\$114,200	Reappraisal, Update or Annual Equalization
2002	2002/10/08	\$38,000	\$74,900	\$112,900	Reappraisal, Update or Annual Equalization
1999	1999/11/06	\$34,900	\$68,800	\$103,700	Reappraisal, Update or Annual Equalization
1998	1998/10/13	\$28,200	\$66,800	\$95,000	Miscellaneous
1998	1998/10/13	\$0	\$0	\$0	Miscellaneous
1996	1996/01/01	\$28,200	\$66,800	\$95,000	Miscellaneous

Payments

Current Year Tax Detail

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
ReCharge	\$0.00	\$0.00	\$2,267.31	\$0.00	\$2,267.31	\$0.00
Credit			\$358.40		\$358.40	\$0.00
Sub Total	\$0.00		\$1,908.91		\$1,908.91	
Non Business Credit Owner			\$0.00	\$0.00	\$0.00	\$0.00
Occupancy Credit			\$0.00		\$0.00	\$0.00
Homestead			\$0.00		\$0.00	\$0.00
Sales CR			\$0.00		\$0.00	\$0.00
Sub Total	\$0.00		\$1,908.91		\$1,908.91	
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.89
Re Paid	\$0.00		\$1,908.91		\$0.00	
Re Owed	\$0.00		\$0.00		\$2,099.80	
Sa Paid	\$0.00		\$10.20		\$0.00	
Sa Owed	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$1,919.11		\$2,099.80	
Total Paid	\$0.00		\$1,919.11		\$0.00	\$1,919.11
Total Owed	\$0.00	\$0.00	\$2,099.80			

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Current Delq	\$2,099.80					
Current Paid	\$0.00					
Current Owed	\$2,099.80					

Detail of Special Assessment

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
34-999 #34-999 URBAN FORESTRY CITY						
Charge	\$0.00	\$0.00	\$10.20	\$0.00	\$0.00	\$0.00
Int / Pen paid owed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00		\$10.20		\$0.00	
	\$0.00		\$0.00		\$0.00	

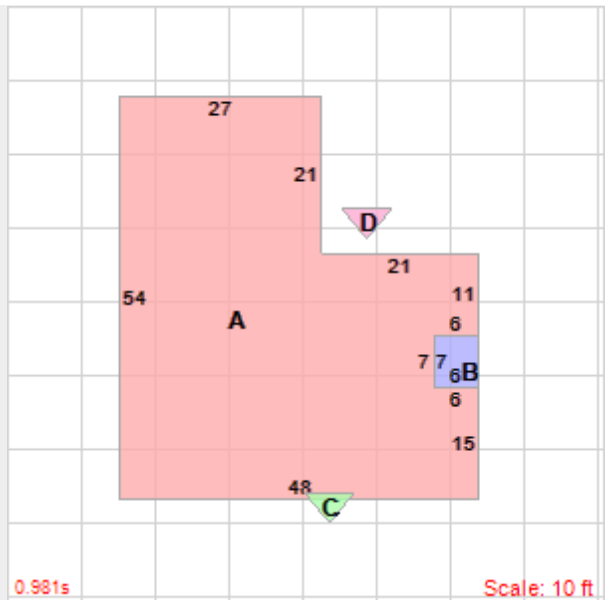
Payment Information For Current And Prior Year

Date	Half	Mach	Seq	TR	Proj	Prior	1st Half	2nd Half	Surplus
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01/16/14	1-13	00001		\$0.00	\$1,919.11	\$0.00	\$0.00
05/20/13	2-12	0001-R		\$0.00	\$0.00	\$444.40	\$0.00
05/06/13	2-12	0001-R		\$4,340.56	\$2,066.91	\$1,424.41	\$0.00
01/31/12	1-11	0001-R		\$2,285.01	\$0.00	\$0.00	\$0.00

Image





ID	Label	Area	Perimeter	Dimension
A	$\frac{2 \text{ s Br}}{\text{Slab}}$	2109	216	N/A
B	$\frac{1 \text{ s Br}}{\text{Slab}}$	42	26	N/A
C	CNPY	192	0	N/A
D	BRG	441	0	N/A