


Brigid Kelly, Hamilton County Auditor

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Property Report

Parcel ID 593-0007-0292-00	Address 1536 ST CLAIR AVE	Index Order Parcel Number	Tax Year 2023 Payable 2024
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Property Information

Tax District 124 - MT.HEALTHY-MT.HEALTHY	School District MOUNT HEALTHY CSD	Images/Sketches 	
Appraisal Area 59303 - MT HEALTHY 03 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	Tax Bill Mail Address CORELOGIC ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Owner Name and Address WATSON ANGELA 1536 ST CLAIR AVE CINCINNATI OH 45231 (call 946-4015 if incorrect)	Assessed Value 66,150	Effective Tax Rate 59.083466	Total Tax \$3,471.76
Property Description ST CLAIR AVE 98.52 X 244.08 IRR PTS LOTS 7-8 HUGHES & GOOSMAN			

Appraisal/Sales Summary	
Year Built	1950
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	3/25/2021
Last Sale Amount	\$189,000
Conveyance Number	262528
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.554

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	40,970
CAUV Value	0
Market Improvement Value	148,030
Market Total Value	189,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,737.91

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,504	1950

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1950
Exterior Wall Type	F/M 95	Finished Square Footage	1,504
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,504
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	0		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Attached/Integral Garage	240	
Deck - Wood	391	

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
2021	262528	189,000	3/25/2021	WALTER ASHLEY N	WATSON ANGELA
2011	26194	50,000	9/23/2011	CARR EVELYN L	WALTER ASHLEY N
2005		0	4/7/2005	CARR GLEN D & EVELYN L	CARR EVELYN L
1990	0	0	1/1/1990	CARR GLEN D & EVELYN L	CARR GLEN D
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	CARR GLEN D & EVELYN L

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	40,970	148,030	189,000	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	34,250	67,860	102,110	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	30,310	60,050	90,360	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	28,280	21,720	50,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	33,670	74,180	107,850	0	120 Reappraisal, Update or Annual Equalization
2008	9/26/2008	32,690	103,890	136,580	0	120 Reappraisal, Update or Annual Equalization
2006	12/21/2006	33,700	107,100	140,800	0	110 Miscellaneous
2005	9/28/2005	33,700	107,100	140,800	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	27,700	83,700	111,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	25,300	76,400	101,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	22,800	60,800	83,600	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 District:	124 - MT.HEALTHY-MT.HEALTHY	Tax Lien Sold	No
Current Owner(s)	WATSON ANGELA	Full Rate	124.880000
Tax Bill Mail Address	CORELOGIC ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156	Effective Rate	59.083466
		Non Business Credit	0.080820
		Owner Occupancy Credit	0.020205
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	14,340		
Improvements	51,810		
Total	66,150		

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,130.41		\$4,130.41	
Credit			\$2,176.22		\$2,176.22	
Subtotal			\$1,954.19		\$1,954.19	
Non Business Credit			\$157.94		\$157.94	
Owner Occupancy Credit			\$39.48		\$39.48	
Homestead			\$0.00		\$0.00	
Sales CR			\$22.92		\$22.92	
Subtotal	\$0.00	\$0.00	\$1,733.85	\$0.00	\$1,733.85	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,733.85		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$1,733.85	
Special Assess Paid	\$0.00		\$4.06		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,737.91		\$1,733.85	
Total Paid	\$0.00		\$1,737.91		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$1,733.85	

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	\$4.06	\$0.00	\$0.00	\$0.00

Special Assessment Detail for 13-999 STORM WATER

Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$4.06		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/25/2024	1 - 2023	\$0.00	\$1,737.91	\$0.00	\$0.00
6/14/2023	2 - 2022	\$0.00	\$0.00	\$1,308.22	\$0.00
1/17/2023	1 - 2022	\$0.00	\$1,312.28	\$0.00	\$0.00
6/16/2022	2 - 2021	\$0.00	\$0.00	\$1,276.11	\$0.00
1/19/2022	1 - 2021	\$0.00	\$1,280.17	\$0.00	\$0.00
6/11/2021	2 - 2020	\$0.00	\$0.00	\$1,310.34	\$0.00
1/15/2021	1 - 2020	\$0.00	\$1,314.40	\$0.00	\$0.00
7/9/2020	2 - 2019	\$0.00	\$0.00	\$1,098.92	\$0.00
1/13/2020	1 - 2019	\$0.00	\$1,102.98	\$0.00	\$0.00
6/5/2019	2 - 2018	\$0.00	\$0.00	\$1,105.96	\$0.00
1/10/2019	1 - 2018	\$0.00	\$1,110.02	\$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

Current Year
2023 Payable 2024
 Prior Year
2022 Payable 2023

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	40,970	Land	14,340	Full Tax Rate (mills)	124.880000
Building	148,030	Building	51,810	Reduction Factor	0.526879
Total	189,000	Total	66,150	Effective Tax Rate (mills)	59.083466
				Non Business Credit	0.080820
				Owner Occupancy Credit	0.020205

Tax Calculations

Half Year Tax Distributions

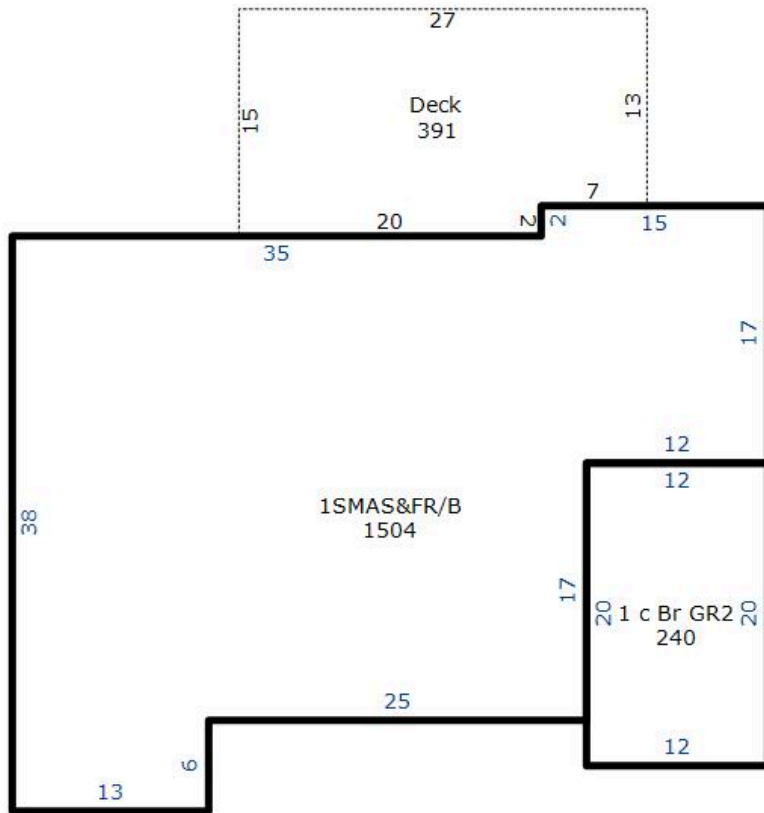
Gross Real Estate Tax	\$8,260.82	School District	\$856.00
- Reduction Amount	\$4,352.44	Township	\$0.00
- Non Business Credit	\$315.88	City/Village	\$429.18
- Owner Occupancy Credit	\$78.96	Joint Vocational School	\$57.88
- Homestead	\$0.00	County General Fund	\$65.40
Half Year Real Taxes	\$1,756.77	Public Library	\$40.36
- Sales Tax Credit	\$22.92	Family Service/Treatment	\$6.25
+ Current Assessment	\$4.06	HLTH/Hospital Care-Indigent	\$31.39
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$39.75
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$72.63
Semi Annual Net	\$1,737.91	Park District	\$45.55
		Crime Information Center	\$3.06
		Children Services	\$77.94
		Senior Services	\$24.88
		Zoological Park	\$6.50

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.

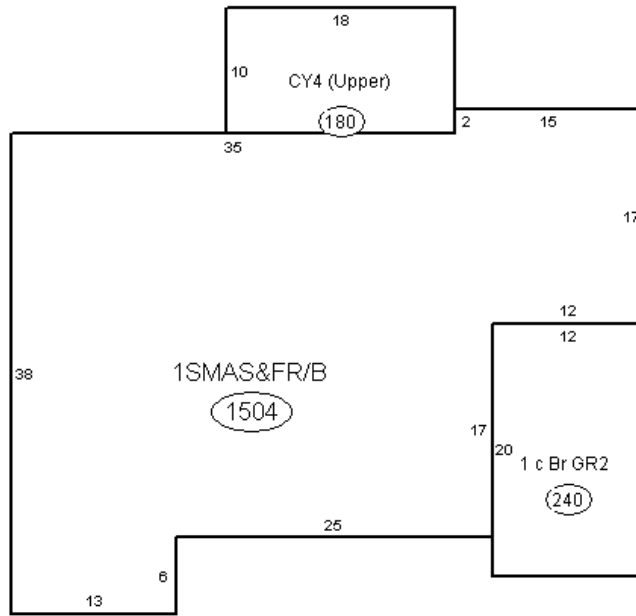
Parcel Photo



Current Parcel Sketch



Legacy Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	10/18/2023	2099	\$0.00

Related Names

Name	Relationship	Status
WATSON ANGELA	Parcel Owner	Current