


Property Report

Parcel ID
599-0011-0035-00

Address
1170 BENEDICT CT

Index Order
Parcel Number

Tax Year
2024 Payable 2025

Property Information		
Tax District	178 - SPRINGDALE-PRINCETON CSD	Images/Sketches 
School District	PRINCETON CSD	
Appraisal Area	59901 - SPRINGDALE 01	Auditor Land Use
Sales		510 - SINGLE FAMILY DWLG
Owner Name and Address	RATLIFF THOMAS J 1170 BENEDICT CT CINCINNATI OH 452461905 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address
		UNION SAVINGS BANK 8805 GOVERNERS HILL DRIVE ATTN: ESCROW DEPT CINCINNATI OH 45249 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	50,940	Effective Tax Rate
		49.966678
		Total Tax
		\$2,195.14
Property Description		
BENEDICT CT 50.95 X 117.83 IRR LOT 160 PRINCETON PK SUB BLK B		

Appraisal/Sales Summary	
Year Built	1960
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	10/15/2014
Last Sale Amount	\$80,654
Conveyance Number	76312
Deed Type	WD - Warranty Deed (Conv)
Deed Number	328743
# of Parcels Sold	1
Acreage	0.169

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	31,340
CAUV Value	0
Market Improvement Value	114,190
Market Total Value	145,530
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,097.57

Notes

Structure List		
Structure Name	Finished Sq. Ft.	Year Built
One Story	1,364	1960

Attribute	Value
Style	Conventional
Exterior Wall Type	Brick
Basement Type	None
Heating	Base
Air Conditioning	Central
Total Rooms	6
# of Bedrooms	3
# of Full Bathrooms	1
# of Half Bathrooms	1
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	1.0
Year Built	1960
Finished Square Footage	1,364
First Floor Area (sq. ft.)	1,364
Upper Floor Area (sq. ft.)	0
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

Improvements		
Improvement	Measurements	Year Built
Patio - Concrete	207	
Attached/Integral Garage	336	

Proposed Levies					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Princeton CSD - Avoid Operating Deficit	Additional	6.61	\$0.00	\$336.71	E

Levies Passed - 2024 Pay 2025 Tax Bill					
Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renew .34	0.34	\$11.01	\$11.01	B
Hamilton County-Developmental Disabilities Services	Renew 4.13	4.13	\$127.84	\$127.84	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

Transfer History

2014	76312	80,654	10/15/2014	DAVIS JAMICA A	RATLIFF THOMAS J
2005	48388	91,500	12/1/2005	JUMP EILEEN	DAVIS JAMICA A
1993	0	0	5/10/1993	JUMP JESSE	JUMP EILEEN
1990	0	0	1/1/1990	JUMP JESSE & EILEEN	JUMP JESSE
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	JUMP JESSE & EILEEN

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	31,340	114,190	145,530	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	24,340	70,020	94,360	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	20,800	59,850	80,650	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	22,510	62,420	84,930	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	23,210	64,350	87,560	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	21,090	70,410	91,500	0	120 Reappraisal, Update or Annual Equalization
2008	11/28/2007	21,090	70,410	91,500	0	120 Reappraisal, Update or Annual Equalization
2005	9/28/2005	21,100	90,100	111,200	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	17,300	73,700	91,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	16,200	69,100	85,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	13,800	55,900	69,700	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 or email, 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.
 ***Please allow six to eight 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:	178 - SPRINGDALE-PRINCETON CSD	Tax Lien Sold	No
Current Owner(s)	RATLIFF THOMAS J	Full Rate	96.230000
Tax Bill Mail Address	UNION SAVINGS BANK 8805 GOVERNERS HILL DRIVE ATTN: ESCROW DEPT CINCINNATI OH 45249	Effective Rate	49.966678
		Non Business Credit	0.085667
		Owner Occupancy Credit	0.021416
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	10,970
Improvements	39,970
Total	50,940

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$2,450.98		\$2,450.98	
Credit			\$1,178.33		\$1,178.33	
Subtotal			\$1,272.65		\$1,272.65	
Non Business Credit			\$109.02		\$109.02	
Owner Occupancy Credit			\$27.26		\$27.26	
Homestead			\$0.00		\$0.00	
Sales CR			\$38.80		\$38.80	
Subtotal	\$0.00	\$0.00	\$1,097.57	\$0.00	\$1,097.57	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,097.57		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$1,097.57	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,097.57		\$1,097.57	
Total Paid	\$0.00		\$1,097.57		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$1,097.57	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/28/2025	1 - 2024	\$0.00	\$1,097.57	\$0.00	\$0.00
6/20/2024	2 - 2023	\$0.00	\$0.00	\$1,100.15	\$0.00
1/23/2024	1 - 2023	\$0.00	\$1,100.15	\$0.00	\$0.00
6/13/2023	2 - 2022	\$0.00	\$0.00	\$877.10	\$0.00
1/23/2023	1 - 2022	\$0.00	\$877.10	\$0.00	\$0.00
6/15/2022	2 - 2021	\$0.00	\$0.00	\$852.74	\$0.00
1/21/2022	1 - 2021	\$0.00	\$852.74	\$0.00	\$0.00
6/4/2021	2 - 2020	\$0.00	\$0.00	\$863.57	\$0.00
1/14/2021	1 - 2020	\$0.00	\$863.57	\$0.00	\$0.00
7/7/2020	2 - 2019	\$0.00	\$0.00	\$798.88	\$0.00
1/23/2020	1 - 2019	\$0.00	\$798.88	\$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

Prior Year
2023 Payable 2024

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	31,340	Land	10,970	Full Tax Rate (mills)	96.230000
Building	114,190	Building	39,970	Reduction Factor	0.480758
Total	145,530	Total	50,940	Effective Tax Rate (mills)	49.966678
				Non Business Credit	0.085667
				Owner Occupancy Credit	0.021416

Tax Calculations

Gross Real Estate Tax	\$4,901.96
- Reduction Amount	\$2,356.66
- Non Business Credit	\$218.04
- Owner Occupancy Credit	\$54.52
- Homestead	\$0.00
Half Year Real Taxes	\$1,136.37
- Sales Tax Credit	\$38.80
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,097.57

Half Year Tax Distributions

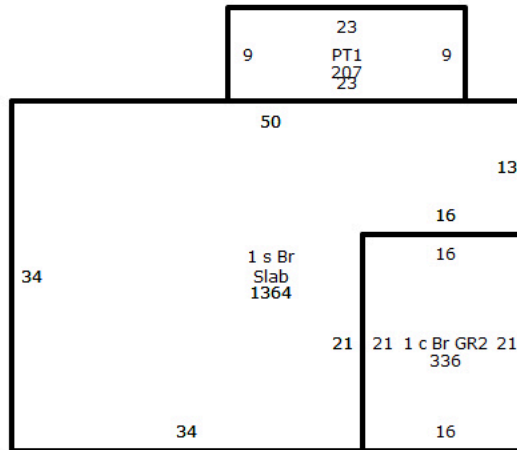
School District	\$691.28
Township	\$0.00
City/Village	\$68.64
Joint Vocational School	\$44.57
County General Fund	\$50.36
Public Library	\$43.87
Family Service/Treatment	\$4.83
HLTH/Hospital Care-Indigent	\$24.21
Mental Health Levy	\$30.67
Developmental Disabilities	\$56.05
Park District	\$35.15
Crime Information Center	\$2.36
Children Services	\$60.15
Senior Services	\$19.21
Zoological Park	\$5.02

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

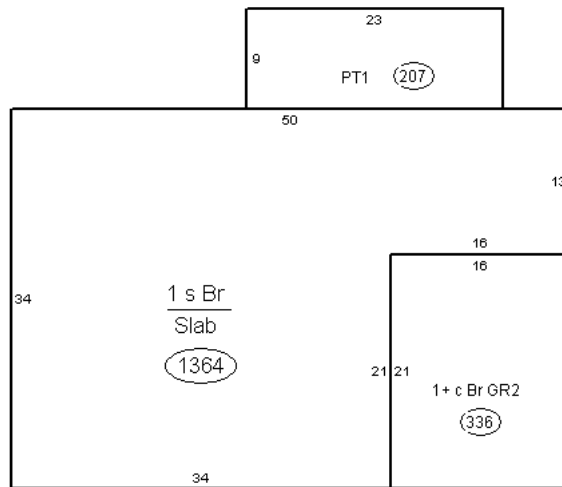


Current Parcel Sketch



Sketch by Apex Medina™

Legacy Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
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Related Names		
Name	Relationship	Status
RATLIFF THOMAS J	Parcel Owner	Current