

Dusty Rhodes, Hamilton County Auditor

generated on 2/6/2020 2:27:43 PM EST

Property Report

Parcel ID
550-0194-0063-00

Address
5422 BLUEPINE DR

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District	163 - GREEN TWP-OAK HILLS LSD	Images/Sketches 
School District	OAK HILLS LSD	
Appraisal Area	55025 - GREEN 25	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	MOORE MATTHEW 5422 BLUEPINE DR CINCINNATI OH 452477413 (call 946-4015 if incorrect)	Mailing Name and Address
		CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value	49,110	Effective Tax Rate
		67.100899
		Total Tax
		\$2,941.90
Property Description		
BLUEPINE DR 80 X 224.40 IRR LOT 96 CEDAR RIDGE ESTATES SUB BLK A		

Appraisal/Sales Summary	
Year Built	1979
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	7/8/2013
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	290809
# of Parcels Sold	1
Acreage	0.365

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	34,100
CAUV Value	0
Market Improvement Value	106,200
Market Total Value	140,300
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,479.23
Tax as % of Total Value	2.084%

Notes

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,568	1979

Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Multi Level	Stories	2.0
Grade	Average	Year Built	1979
Exterior Wall Type	F/M 93-94	Finished Square Footage	1,568
Basement Type	Part Basement	First Floor Area (sq. ft.)	996
Heating	Base	Upper Floor Area (sq. ft.)	572
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	1		
Basement Garage - Car Capacity	0.0		

Improvements

Improvement	Measurements	Year Built
Attached/Integral Garage	480	
Patio - Concrete	420	
Detached Deck, Wood	312	1990

No Proposed Levies Found

Levies Passed – 2019 Pay 2020 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renewal	0.34	\$13.98	\$13.98	C
Hamilton County - Developmental Disabilities	Renewal	4.13	\$162.37	\$162.37	C

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	Sale Date	Previous Owner	Current Owner
2013		0	7/8/2013	MOORE MATTHEW & JENNIFER JEREMIAH	MOORE MATTHEW
2004	5773	160,000	2/24/2004	HAMAD RICHARD T & MARY PAM	MOORE MATTHEW & JENNIFER JEREMIAH
1980	0	0	3/1/1980	SEE OWNERSHIP CARD	HAMAD RICHARD T

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	34,100	106,200	140,300	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	39,220	103,580	142,800	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	34,100	90,070	124,170	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	31,590	138,010	169,600	0	120 Reappraisal, Update or Annual Equalization
2005	9/26/2005	29,800	130,200	160,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	21,500	107,400	128,900	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	19,600	98,000	117,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	13,900	98,500	112,400	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

ROBERT A. GOERING, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	163 - GREEN TWP-OAK HILLS LSD	Tax Lien Sold	No
Current Owner(s)	MOORE MATTHEW	Full Rate	92.810000
Tax Bill Mail Address	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124	Effective Rate	67.100899
		Non Business Credit	0.082462
		Owner Occupancy Credit	0.020615
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
Taxable Value			
Land	11,940		
Improvements	37,170		

Total | 49,110

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$2,278.95		\$2,278.95	
Credit			\$631.29		\$631.29	
Subtotal			\$1,647.66		\$1,647.66	
Non Business Credit			\$135.87		\$135.87	
Owner Occupancy Credit			\$33.44		\$33.44	
Homestead			\$0.00		\$0.00	
Sales CR			\$15.68		\$15.68	
Subtotal	\$0.00	\$0.00	\$1,462.67	\$0.00	\$1,462.67	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,462.67		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$1,462.67	
Special Assess Paid	\$0.00		\$16.56		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,479.23		\$1,462.67	
Total Paid	\$0.00		\$1,479.23		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$1,462.67	

Special Assessment Detail for 13-998 PUBLIC WORKS SERVICE FEE

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$7.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$7.00		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

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	\$8.13	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.13		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-148 MIAMI CONSERVANCY DIST - Aquifer

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$1.43	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1.43		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/13/2020	1 - 2019	\$0.00	\$1,479.23	\$0.00	\$0.00
6/5/2019	2 - 2018	\$0.00	\$0.00	\$1,464.79	\$0.00
1/10/2019	1 - 2018	\$0.00	\$1,481.42	\$0.00	\$0.00
6/7/2018	2 - 2017	\$0.00	\$0.00	\$1,380.49	\$0.00
1/16/2018	1 - 2017	\$0.00	\$1,397.25	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	34,100	Land	11,940	Full Tax Rate (mills)	92.810000
Building	106,200	Building	37,170	Reduction Factor	0.277008
Total	140,300	Total	49,110	Effective Tax Rate (mills)	67.100899
				Non Business Credit	0.082462
				Owner Occupancy Credit	0.020615

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$4,557.90
- Reduction Amount	\$1,262.58
- Non Business Credit	\$271.74
- Owner Occupancy Credit	\$66.88
- Homestead	\$0.00
Half Year Real Taxes	\$1,478.35
- Sales Tax Credit	\$15.68
+ Current Assessment	\$16.56
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$1,479.23

School District	\$779.74
Township	\$254.64
City/Village	\$0.00
Joint Vocational School	\$43.12
County General Fund	\$48.54
Public Library	\$45.13
Family Service/Treatment	\$6.99
HLTH/Hospital Care-Indigent	\$35.10
Mental Health Levy	\$33.87
Developmental Disabilities	\$81.21
Park District	\$24.15
Crime Information Center	\$3.43
Children Services	\$87.34
Senior Services	\$27.82
Zoological Park	\$7.27

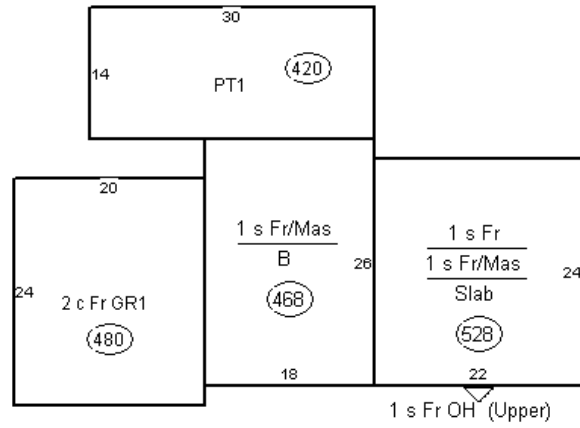
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial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

Parcel Photo



Parcel Sketch

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099



Special Assessments

Project	Ord/Res	Description	End Year	Payoff Amount
13-998		PUBLIC WORKS SERVICE FEE	2099	\$0.00
13-999		STORM WATER	2099	\$0.00
54-148		MIAMI CONSERVANCY DIST - Aquifer	2099	\$0.00

Related Names

Name	Relationship	Status
MOORE MATTHEW	Parcel Owner	Current
CORELOGIC	Mail Name	Current