

# Dusty Rhodes, Hamilton County Auditor

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## Property Report


**Parcel ID**  
243-0006-0095-00

**Address**  
7885 GREENLAND PL

**Index Order**  
Parcel Number

**Tax Year**  
2021 Payable 2022

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 02801 - ROSELAWN 01	<b>Auditor Land Use</b> 510 - SINGLE FAMILY DWLG	
<b>Owner Name and Address</b> HILL FRANK JR & HELEN L 7885 GREENLAND PL CINCINNATI OH 452371005 (call 946-4015 if incorrect)	<b>Tax Bill Mail Address</b> HILL HELEN L 43298 W. NEELY DR MARICOPA AZ 85138 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
<b>Assessed Value</b> 23,540	<b>Effective Tax Rate</b> 75.634697	<b>Total Tax</b> \$4,136.94
<b>Property Description</b> GREENLAND PL 55.11 X 108.20 IRR LOT 3 GREENLAND ACS SUB		

Appraisal/Sales Summary	
Year Built	1961
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acres	0.134

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	11,610
CAUV Value	0
Market Improvement Value	55,650
Market Total Value	67,260
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
Tax as % of Total Value	2.289%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	1,266	1961

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Average	Year Built	1961
Exterior Wall Type	Brick	Finished Square Footage	1,266
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,266
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	0
Total Rooms	5	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
Patio - Concrete	60	
Patio - Concrete	150	

Canopy over Patio	60
Attached/Integral Garage	252

**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	\$33.62	\$33.62	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$40.96	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$22.36	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
1990	0	0	1/1/1990	HILL FRANK JR & HELEN L	HILL FRANK JR
1983	0	0	4/1/1983	HOCK DENNIS & ELAINE	HILL FRANK JR & HELEN L
1982	0	0	3/1/1982	MARGOLIS ISRAEL & FRED A S	HOCK DENNIS & ELAINE
1981	0	0	7/1/1981	SEE OWNERSHIP CARD	MARGOLIS ISRAEL & FRED A S

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	11,610	55,650	67,260	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	11,610	55,650	67,260	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	14,880	64,920	79,800	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	15,180	66,240	81,420	0	120 Reappraisal, Update or Annual Equalization
2008	9/28/2008	21,150	72,900	94,050	0	120 Reappraisal, Update or Annual Equalization
2005	9/25/2005	23,500	81,000	104,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	22,300	70,400	92,700	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	20,000	63,100	83,100	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	9,000	68,200	77,200	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**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	Yes
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	HILL FRANK JR & HELEN L	Full Rate	109.200000
<b>Tax Bill Mail Address</b>	HILL HELEN L 43298 W. NEELY DR MARICOPA AZ 85138	Effective Rate	75.634697
<b>Taxable Value</b>		Non Business Credit	0.085155
		Owner Occupancy Credit	0.021288
		Certified Delinquent Year	2020
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

Land	4,060
Improvements	19,480
<b>Total</b>	<b>23,540</b>

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,285.28		\$1,285.28	
Credit			\$395.06		\$395.06	
<b>Subtotal</b>			<b>\$890.22</b>		<b>\$890.22</b>	
Non Business Credit			\$75.81		\$75.81	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$2,073.20</b>	<b>\$0.00</b>	<b>\$814.41</b>	<b>\$0.00</b>	<b>\$814.41</b>	<b>\$0.00</b>
Interest/Penalty	\$241.60	\$158.74	\$82.63	\$0.00	\$216.02	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$2,467.96		\$895.85		\$1,028.63	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$28.28		\$13.07		\$1.80	
<b>Total Due</b>	<b>\$2,496.24</b>		<b>\$908.92</b>		<b>\$1,030.43</b>	
<b>Total Paid</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$2,496.24</b>		<b>\$3,405.16</b>		<b>\$4,435.59</b>	

**Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$22.70	\$0.00	\$11.88	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$3.69	\$1.89	\$1.19	\$0.00	\$1.80	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$28.28		\$13.07		\$1.80	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
6/20/2019	2 - 2018	\$0.00	\$0.00	\$541.62	\$0.00
1/31/2019	1 - 2018	\$0.00	\$552.46	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$510.56	\$0.00
1/31/2018	1 - 2017	\$0.00	\$520.36	\$0.00	\$0.00
10/4/2017	1 - 2017	\$0.00	\$0.00	\$147.44	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$536.24	\$0.00
1/31/2017	1 - 2016	\$0.56	\$680.08	\$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](mailto:county.treasurer@hamilton-co.org) or 513-946-4800**

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	11,610	Land	4,060	Full Tax Rate (mills)	109.200000
Building	55,650	Building	19,480	Reduction Factor	0.307375
<b>Total</b>	<b>67,260</b>	<b>Total</b>	<b>23,540</b>	Effective Tax Rate (mills)	75.634697
				Non Business Credit	0.085155
				Owner Occupancy Credit	0.021288

**Tax Calculations**

**Half Year Tax Distributions**

Gross Real Estate Tax	\$2,570.56
- Reduction Amount	\$790.12
- Non Business Credit	\$151.62
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$814.41
- Sales Tax Credit	\$0.00
+ Current Assessment	\$11.88
+ Delinquent Assessment	\$28.28
+ Delinquent Real Estate	\$2,467.96
Semi Annual Net	\$3,322.53

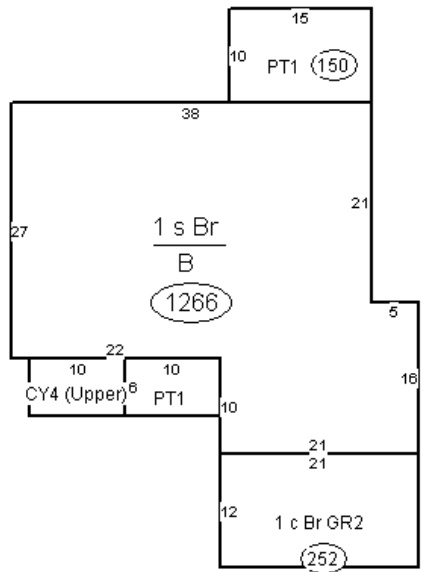
School District	\$2,039.03
Township	\$0.00
City/Village	\$489.69
Joint Vocational School	\$0.00
County General Fund	\$96.52
Public Library	\$77.88
Family Service/Treatment	\$12.25
HLTH/Hospital Care-Indigent	\$61.49
Mental Health Levy	\$59.35
Developmental Disabilities	\$142.30
Park District	\$86.39
Crime Information Center	\$6.00
Children Services	\$150.35
Senior Services	\$48.38
Zoological Park	\$12.74

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**



**Special Assessments**

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$43.15

**Related Names**

Name	Relationship	Status
HILL FRANK JR & HELEN L	Parcel Owner	Current
HILL HELEN L	Reduction	Current
HILL HELEN L	Mail Name	Current