


Property Report

Parcel ID 510-0102-1297-00	Address COMMONS CR	Index Order Parcel Number	Tax Year 2024 Payable 2025
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Property Information

Tax District 141 - COLERAIN-NORTHWEST LSD	School District NORTHWEST LSD (HAMILTON CO.)	Images/Sketches 	
Appraisal Area 51036 - ARBORS OF NORTHGATE CONDO <u>Sales</u>	Auditor Land Use 400 - COMMERCIAL VACANT LAND		
Owner Name and Address MONROE SELF STORAGE LLC 9916 CARVER RD SUITE 104 CINCINNATI OH 45242 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address MONROE SELF STORAGE LLC 9916 CARVER RD SUITE 104 CINCINNATI OH 45242 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)		
Assessed Value 23,650	Effective Tax Rate 78.281118	Total Tax \$1,852.79	
Property Description COMMOMS CIR 0.51 AC NORTHGATE COMMONS R1 T2 S9			

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	6/18/2024
Last Sale Amount	\$15,000
Conveyance Number	359031
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.510

Tax/Credit/Value Summary	
Board of Revision	YES(25)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	67,570
CAUV Value	0
Market Improvement Value	0
Market Total Value	67,570
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$927.12

Notes

1) 2-29-2012 NEW PARCEL CREATED F/DE-CONDO #1157

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
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Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Family Services & Treatment	Renew .34	0.34	\$6.55	\$6.55	B
Hamilton County-Developmental Disabilities Services	Renew 4.13	4.13	\$79.51	\$79.51	B

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
2024	359031	15,000	6/18/2024	NORTHGATE SPV LLC	MONROE SELF STORAGE LLC
2022	302349	0	5/16/2022	ARBORS OF NORTHGATE LIMITED PTNSHP ARBORS OF NORTHGATE LIMITED PTNSHP	NORTHGATE SPV LLC NORTHGATE SPV LLC
2011		0	12/19/2011	ARBORS OF NORTHGATE LIMITED PTNSHP	ARBORS OF NORTHGATE LIMITED PTNSHP

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2023	7/29/2023	67,570	0	67,570	0	120 Reappraisal, Update or Annual Equalization
2020	8/22/2020	69,600	0	69,600	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	67,570	0	67,570	0	120 Reappraisal, Update or Annual Equalization
2014	9/19/2014	69,760	0	69,760	0	120 Reappraisal, Update or Annual Equalization

Value History

2012	2/28/2012	71,180	0	71,180	0	130 Annual Maintenance on Splits & Combines
2012	2/28/2012	0	0	0	0	70 All ReClassified Real Property
2012	12/19/2011	0	0	0	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
2024090029	1/15/2025				67,570	15,000		

*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:	141 - COLERAIN-NORTHWEST LSD	Tax Lien Sold	No
Current Owner(s)	MONROE SELF STORAGE LLC	Full Rate	110.460000
Tax Bill Mail Address	MONROE SELF STORAGE LLC 9916 CARVER RD SUITE 104 CINCINNATI OH 45242	Effective Rate	78.281118
		Non Business Credit	0.078260
		Owner Occupancy Credit	0.019565
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	23,650
Improvements	0
Total	23,650

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,306.19		\$1,306.19	
Credit			\$380.52		\$380.52	
Subtotal			\$925.67		\$925.67	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$925.67	\$0.00	\$925.67	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$925.67		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$925.67	
Special Assess Paid	\$0.00		\$1.45		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$927.12		\$925.67	
Total Paid	\$0.00		\$927.12		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$925.67	

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	\$1.45	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$1.45		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/27/2025	1 - 2024	\$0.00	\$927.12	\$0.00	\$0.00
6/18/2024	2 - 2023	\$0.00	\$0.00	\$911.73	\$0.00
1/25/2024	1 - 2023	\$0.00	\$913.13	\$0.00	\$0.00
6/8/2023	2 - 2022	\$0.00	\$0.00	\$1,071.24	\$0.00
1/18/2023	1 - 2022	\$0.00	\$1,072.71	\$0.00	\$0.00
10/3/2022	1 - 2022	\$0.00	\$0.00	\$107.52	\$0.00
8/3/2022	1 - 2022	\$0.00	\$0.00	\$1,075.20	\$0.00
1/27/2022	1 - 2021	\$0.00	\$1,076.63	\$0.00	\$0.00
6/15/2021	2 - 2020	\$0.00	\$0.00	\$1,057.83	\$0.00
1/29/2021	1 - 2020	\$0.00	\$1,059.33	\$0.00	\$0.00
6/26/2020	2 - 2019	\$0.00	\$0.00	\$1,052.13	\$0.00
1/10/2020	1 - 2019	\$0.00	\$1,053.56	\$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
 2024 Payable 2025
 Prior Year
 2023 Payable 2024

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	67,570	Land	23,650	Full Tax Rate (mills)	110.460000
Building	0	Building	0	Reduction Factor	0.291318
Total	67,570	Total	23,650	Effective Tax Rate (mills)	78.281118
				Non Business Credit	0.078260
				Owner Occupancy Credit	0.019565

Tax Calculations

Gross Real Estate Tax	\$2,612.38
- Reduction Amount	\$761.04
- Non Business Credit	\$0.00
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$925.67
- Sales Tax Credit	\$0.00
+ Current Assessment	\$1.45
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$927.12

Half Year Tax Distributions

School District	\$457.62
Township	\$208.64
City/Village	\$0.00
Joint Vocational School	\$22.82
County General Fund	\$26.73
Public Library	\$25.59
Family Service/Treatment	\$3.31
HLTH/Hospital Care-Indigent	\$26.48
Mental Health Levy	\$26.71
Developmental Disabilities	\$40.17
Park District	\$20.21
Crime Information Center	\$2.94
Children Services	\$44.78
Senior Services	\$15.30
Zoological Park	\$4.37

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



No current sketch available.

No legacy sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
54-148		MIAMI CONSERVANCY DIST - Aquifer	8/26/2024	2099	\$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$1.41	\$1.45	\$0.00	\$0.04	\$0.00

Payments

Year	Installment	Payment Date	Amount Paid
2023	1	01/25/2024	\$1.40
2024	1	01/27/2025	\$1.45

Comments

Related Names

Name	Relationship	Status
MONROE SELF STORAGE LLC	Parcel Owner	Current