

Uniform Residential Appraisal Report

File # 2009-002

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 575,000 to \$ 1,395,000
 There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 642,000 to \$ 1,218,500

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address		3058 Victoria Ave Cincinnati, OH 45208-1601		3049 Erie Ave Cincinnati, OH 45208-1601		1330 Observatory Dr Cincinnati, OH 45208-1601	
Proximity to Subject		0.29 miles NW		0.21 miles SW		0.31 miles S	
Sale Price	\$	\$ 652,000		\$ 859,200		\$ 862,500	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 172.72 sq.ft.		\$ 196.12 sq.ft.		\$ 197.41 sq.ft.	
Data Source(s)		MLS, Courthouse		MLS, Courthouse		MLS, Courthouse	
Verification Source(s)		Courthouse		Inspection		Courthouse	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Conventional		Conventional		Conventional	
Date of Sale/Time		11/03/08 -13,000		04/15/08 -43,000		11/06/08 -17,000	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.831 Acre	.638 Acre +16,400		.664 Acre +16,000		.33 Acre +43,000	
View	Residences	Residences		Residences		Residences	
Design (Style)	Tudor	Tudor		Colonial		Tudor	
Quality of Construction	Stone/Stucco	Stone/Stucco		Brick		Brick/Stucco	
Actual Age	77	83		54		85	
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	14 6 3-1	11 6 3-1		12 4 3-1		10 5 5-1	-4,000
Gross Living Area	4,943 sq.ft.	3,775 sq.ft. +73,000		4,381 sq.ft. +35,000		4,369 sq.ft. +36,000	
Basement & Finished Rooms Below Grade	832 Sq.Ft. Kit/Fam/1/2bth	2046 SqFt Unfin None -7,000		2388 SqFt PtFin Rec Rm -11,000		1410 SqFt PtFin Unknown -14,000	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Radiant/CA	Radiant/CA		FA/CA		Radiant/CA	
Energy Efficient Items	TFA	TFA		TFA		TFA	
Garage/Carport	5 Car Built-in	3 Car Built-in +8,000		2 Car Detached +12,000		2 Car Detached +12,000	
Porch/Patio/Deck	2Patios/2Prchs	Deck/Porch		Patio/2Prchs		Patio/Prch/Dck	
Other	NA	NA		Inground Pool -12,000		NA	
Days on the market	NA	3		5		34	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 77,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 56,000	
Adjusted Sale Price of Comparables		Net Adj. 11.9% Gross Adj. 18.0% \$ 729,400		Net Adj. 0.3% Gross Adj. 15.0% \$ 856,200		Net Adj. 6.5% Gross Adj. 14.6% \$ 918,500	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) Courthouse Records
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) Courthouse Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	None	None	None	None
Price of Prior Sale/Transfer	None	None	None	None
Data Source(s)	Courthouse	Courthouse	Courthouse	Courthouse
Effective Date of Data Source(s)	02/25/08	02/25/08	02/25/08	02/25/08

Analysis of prior sale or transfer history of the subject property and comparable sales Per the Hamilton County Courthouse records there were no transfers of the subject property within the 36 months proceeding this report and no additional transfers of the comparables within 12 months proceeding this report.

Summary of Sales Comparison Approach The subject and comparables are located within the same market area and are similar in market appeal and amenities. The comparables utilized are considered the best available indicators of the subject's market value. Comparable three is considered the most like the subject in appeal and is similar in design, construction and marketability. It was given the most consideration. Comparables one and two are supportive.



County of Hamilton

DUSTY RHODES
AUDITOR

COUNTY ADMINISTRATION BUILDING
138 EAST COURT STREET
CINCINNATI, OHIO 45202

Please read these instructions and requirements for the *Homestead Exemption Program*
BEFORE completing your application:

- If you will be 65 or older by the end of 2013, and you owned and occupied your home as of January 1, 2013, please include a photocopy of your driver's license or state identification card. For married couples, one of these identification documents is requested of *each* of you.
- If you are under 65 and disabled, and you owned and occupied your home as of January 1, 2013, please complete the attached doctor's certification, or provide a letter from a state or federal agency attesting to the *date* of complete and permanent disability (as of January 1, 2013 or before).
- *All lines must be completed and if additional property is owned it is the owner's responsibility to include documentation from the other county showing no owner occupied credits are received.*
- If your home is owned in trust, include with your Homestead application photocopies of the page/s of the trust that name the grantors/settlers/trustors. Also please include the notarized signature page/s.
- Copies of tax bills and deeds are *not* required unless you own your home by Life Estate or land contract.
- Complete your Homestead application in blue or black INK.
- Mail your application and other documents to: Hamilton County Auditor Dusty Rhodes, Homestead Division, Room 310, 138 East Court St., Cincinnati, OH 45202.
- *Applications must be RECEIVED in our office by 4:00pm on June 3, 2013. A Postmark of the deadline date is NOT considered to be received on time.*
- If you have any questions regarding the program or the application, call the Homestead Division at 513-946-4099. Please be patient with us. Our phone lines are extremely busy and we are doing our very best to be helpful, thorough and efficient in administering the homestead program. Thank you for your interest.



County of Hamilton

DUSTY RHODES
AUDITOR
COUNTY ADMINISTRATION BUILDING
130 EAST COURT STREET
CINCINNATI, OHIO 45202

HOMESTEAD EXEMPTION APPLICATION FOR SENIOR CITIZENS, DISABLED PERSONS AND SURVIVING SPOUSES *Application to Be Filed with the County Auditor On or Before June 3, 2013!*

***Please** attach to your application a copy of your driver's license / State issued ID / if you are/will be 65 or older in 2013.

Please read the instructions on the back of this form before you complete it. Disabled applicants must complete form DTE 105 E, *Certificate of Disability for the Homestead Exemption*, and attach it or a separate certification of disability status from an eligible state or federal agency to this application. See the instructions for a *Late Application* on the back of this form.

Auditor's Use Only:	
Parcel / Registration Number:	_____
First Year for homestead exemption:	_____
Amount of Refund Granted:	_____

Current Application Late Application for Prior Year

Type of Application: Senior Citizen (age 65 and older) Disabled Person Surviving Spouse Trustee

Type of Home: Single Family Unit in multi-unit dwelling Condominium Mobile home

APPLICANT'S NAME: _____ APPLICANT'S DATE OF BIRTH: _____

SPOUSE: _____ SPOUSE'S DATE OF BIRTH: _____

HOME ADDRESS: _____

COUNTY IN WHICH HOME IS LOCATED: _____ PARCEL / REGISTRATION NUMBER: _____

In order to be eligible for the homestead exemption, one of the following statements must apply to the applicant's interest in the property. Property that is owned by a corporation, partnership, Limited Liability Company or other legal entity does not qualify for the exemption. Check the box that applies to this property. The applicant is:

- an individual named on the deed
- a purchaser under a land installment contract
- a life tenant under a life estate
- a mortgagor (borrower) for an outstanding mortgage
- the settlor / grantor / trustor / trustee / under a revocable or irrevocable, inter vivos trust, where the applicant has complete control of the assets in the trust – Please attach to this application a copy of the complete trust document.
- a stockholder in a qualified housing cooperative. See DTE 105A/Supplemental for additional information.

If any individual(s) shown on this application, including their spouse(s), owns additional real estate (including vacation homes), they **must** provide location information below: (If additional space is needed, please attach sheet to the application)

Address	City	State	Zip Code	County
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Are any of the property owners listed above currently receiving any other real estate exemptions? _____

I declare under penalty of perjury that (1) I occupied and continue to occupy this property at the time of signing my application as my principle place of residence on Jan. 1 of the year(s) for which I am requesting (2) I did not acquire this homestead from a relative or in-law, other than my spouse, for the purpose of qualifying for the homestead exemption, and (3) I have examined this application, and to the best of my knowledge and belief, this application is true, correct and complete.

Signature of applicant	Date	Mailing Address
City	State	Zip
Phone Number	Email Address	

Please Read Before You Complete the Application

What is the Homestead Exemption? The homestead exemption provides a reduction in property taxes to any senior or disabled citizen, regardless of income, on the dwelling that is that individual's principal place of residence and up to one acre of land of which an eligible individual is an owner. The reduction is equal to the taxes that would otherwise be charged on up to \$25,000 of the market value of an eligible taxpayer's home.

What Your Signature Means? By signing the front of this form, you affirm under penalty of perjury that your statements on the form are true, accurate, and complete to the best of your knowledge and belief. A conviction of willfully falsifying information on this application will result in the loss of the homestead exemption for a period of three years.

Qualifications for the Homestead Exemption: To receive the homestead exemption you must be (1) at least 65 years of age during the year you first file, or be determined to have been permanently and totally disabled (see definition), or be a surviving spouse (see definition), and (2) own and have occupied your home as your principal place of residence on Jan.1 of the year in which you file the application. A person only has one principal place of residence: your principle place of residence determines, among other things, where you are registered to vote and where you declare residency for income tax purposes. You will be required to present evidence of age. If the property is being purchased under a land contract, is owned by a life estate or by a trust, or the applicant is the mortgagor the property, you may be required to provide copies of any contracts, trust agreements, mortgages or other documents that identify the applicant's eligible ownership interest in the home.

Current Application: If you qualify for the homestead exemption for the first time this year (for real property) or for the first time next year (for manufactured or mobile homes), check the box for **Current Application** on the front of this form.

Late Application: If you also qualified for the homestead exemption for last year (for real property) or for this year (for manufactured or mobile homes) on the same property for which you are filing a current application, but you did not file a current application for that year, you may file a late application for the missed year by checking the late application box on the front of this form. You may only file a late application for the same property for which you are filing a current application.

Definition of a Surviving Spouse: An eligible Surviving spouse must (1) be the surviving spouse of a person who was receiving the homestead exemption by reason of age or disability for the year in which the death occurred, and (2) must have been at least 59 years old on the date of the decedent's death.

Permanent Disability: Permanent and totally disabled means a person who has on the first day of January of the year for which the homestead exemption is requested, some impairment of body or mind that makes him/her unfit to work at any substantially remunerative employment which he/she is reasonably able to perform and which will, with reasonable probability, continue for an indefinite period of at least twelve months without any present indication of recovery, or who has been certified as totally and permanently disabled by an eligible state or federal agency.

**Dusty Rhodes
Homestead Department
138 East Court Street, Room 310
Cincinnati, Ohio 45202
(513) 946-4099**

Certificate of Disability for the Homestead Exemption

Attach this form to the homestead exemption application (form DTE 105A)
if the applicant is requesting the homestead exemption based on disability status.

Ohio Revised Code section 323.151: "Permanently and totally disabled" means a person who has, on the first day of January of the year of application for reduction in real estate taxes, some impairment in body or mind that makes the person unable to work at any substantially remunerative employment that the person is reasonably able to perform and that will, with reasonable probability, continue for an indefinite period of at least twelve months without any present indication of recovery therefrom or has been certified as permanently and totally disabled by a state or federal agency having the function of so classifying persons."

To be completed by the applicant

Applicant's name _____
Home address _____

To be completed by the physician, psychologist or state or federal agency representative.

In accordance with the above, I (we) hereby certify that _____ was, as of Jan. 1, _____.

Name of applicant

and is now permanently and totally disabled according to the above definition by virtue of physical disability or
 mental disability.

Ohio license number

Physician (signature)

Print name of person signing form

Psychologist (signature)

Address (please print)

Agency (please print)

City State ZIP code

If agency, signature and title of person completing the form

Date

In lieu of having a physician or psychologist licensed to practice in Ohio sign this form, the applicant may submit a statement from an eligible state or federal agency that the applicant is permanently and totally disabled as defined above. See the back page of this form for more information on what constitutes acceptable proof of permanent disability.

Acceptable and Unacceptable Proofs of Permanent and Total Disability

Physician's Certificate: Acceptable. An application based on physical disability must include a certificate signed by a physician licensed to practice in Ohio. An application based on mental disability must include a certificate signed by a physician, which includes a psychiatrist or psychologist licensed to practice in Ohio. Note: A chiropractor is not a "physician" for purposes of the Homestead Law.

Federal Agencies:

Social Security Administration (SSA): An SSA (or SSI) form indicating that an applicant is "disabled" is acceptable. The SSA only gives disability benefits to those who are permanently and totally disabled.

Department of Veterans Affairs (VA): Not acceptable, unless the individual is also determined to have "individual unemployability." The VA certifies all members as "permanently and totally disabled," whether or not they are employable.

Railroad Retirement Board (RRB): The RRB has two types of disability pensions: (1) total and permanent disability and

(2) occupational disability. Only the "permanent and total disability" pension is acceptable.

State Agencies:

Bureau of Workers Compensation: A determination of "permanent and total disability" is acceptable. Other determinations, such as "permanent and partial disability," "temporary and total disability," and "temporary and partial disability" are not.

State Retirement Systems: Not acceptable. The Public Employees Retirement System (PERS), the State Teachers Retirement System and the School Employees Retirement System (SERS), do not certify *permanent and total* disability. While the State Highway Patrol Retirement System (HPRS) and the Police and Firemen's Disability and Pension Fund (PFDPF) do certify individuals to be "permanently and totally disabled" these determinations are job-specific and do not rule out the possibility of other substantially remunerative employment using a different set of skills.



HAMILTON COUNTY

Board of Revision

QUICK REFERENCE TO PRESENTING YOUR CASE

Filing a complaint in 2014 for TAX LIEN DATE January 1, 2013

(Refer to the attached document for a more complete Guide to Presenting Your Case)

- Filing a complaint in 2014 initiates a LEGAL PROCEEDING as to the market value of the property as of the Tax Lien Date of January 1, 2013.
- You should complete each line item of the complaint form or your case may be dismissed. You should sign your complaint form and have it notarized.
- Under Ohio law, the period in which complaints may be filed in the County Auditor's Office is January 1 through March 31, 2014. Address: Hamilton County Board of Revision, 138 East Court Street, Room 304, Cincinnati, OH 45202. A United States Postal Service postmark of March 31, 2014 IS sufficient to meet the deadline. A private meter postmark of March 31, 2014 IS NOT.
- When we schedule your hearing you will receive a Notice of Hearing by certified mail. You MUST pick up your certified mail so that you know when your hearing is scheduled or you risk your case being dismissed for failure to appear.
- The Board of Revision hears and decides cases about property value, NOT TAXES.
- A recent sale of your property, recent sales of similar properties near yours, or an appraisal conducted for the purpose of your hearing are usually excellent evidence of market value. (An appraisal for refinancing purposes may be of little to no value.) Please note that Auditor property valuations for other properties near your property DO NOT constitute good evidence.
- The burden of proof is on the complainant. Submit evidence with your complaint form or AS SOON AS POSSIBLE and as far in advance of your hearing as possible. Documentary evidence arriving on or near the date of the hearing may not be considered.



HAMILTON COUNTY Board of Revision

A Guide To Presenting Your Case



Robert A. Goering, Treasurer
President, Board of Revision

Dusty Rhodes, Auditor
Secretary, Board of Revision

Chris Monzel, County Commissioner
Member, Board of Revision

The Board of Revision (BOR) is made up of County Commissioner Chris Monzel, County Treasurer Robert A. Goering and County Auditor Dusty Rhodes, or their designees. Hearings take place at 138 East Court Street, Room 304, County Administration Building, Cincinnati, Ohio 45202. Business hours are 8:00 a.m. until 4:00 p.m., Monday through Friday, except on holidays. BOR staff may be reached at 513-946-4035. Also check out www.hcauditor.org/bor.asp.

IMPORTANT: All BOR sessions are open to the public. All proceedings and documents concerning your hearing are PUBLIC RECORDS and may be copied, electronically transferred or displayed on the Auditor's website.

Below is a QUICK REFERENCE to the most commonly asked questions. For a fuller explanation of information on presenting your case, please read this entire document.

QUICK REFERENCE TO PRESENTING YOUR CASE

Filing a complaint in 2014 for TAX LIEN DATE January 1, 2013

- Filing a complaint in 2014 initiates a LEGAL PROCEEDING as to the market value of the property as of the Tax Lien Date of January 1, 2013.
- You should complete each line item of the complaint form or your case may be dismissed. You should sign your complaint form and have it notarized.
- Under Ohio law, the period in which complaints may be filed in the County Auditor's Office is January 1 through March 31, 2014. Address: Hamilton County Board of Revision, 138 East Court Street, Room 304, Cincinnati, OH 45202. A United States Postal Service postmark of March 31, 2014 IS sufficient to meet the deadline. A private meter postmark of March 31, 2014 IS NOT.
- When we schedule your hearing you will receive a Notice of Hearing by certified mail. You MUST pick up your certified mail so that you know when your hearing is scheduled or you risk your case being dismissed for failure to appear.
- The Board of Revision hears and decides cases about property value, NOT TAXES.
- A recent sale of your property, recent sales of similar properties near yours, or an appraisal conducted for the purpose of your hearing are usually excellent evidence of market value. (An appraisal for refinancing purposes may be of little to no value.) Please note that Auditor property valuations for other properties near your property DO NOT constitute good evidence.
- The burden of proof is on the complainant. Submit evidence with your complaint or AS SOON AS POSSIBLE and as far in advance of your hearing as possible. Documentary evidence arriving on or near the date of the hearing may not be considered.

BOR Rules of Practice & Procedure are promulgated in accordance with Chapter 5715 and Section 323.66(B)(1) of the Ohio Revised Code and may be viewed at www.hcauditor.org/bor.asp.

**PLEASE BE ADVISED:
We are not permitted to dispense legal advice!**

1. Service

Pleadings, briefs and other documents filed by a complainant with the BOR subsequent to the filing of a complaint shall be served on all parties and shall contain a certificate of service indicating that the required service has been made, the manner in which it was made and the names and addresses of the parties or attorneys upon whom service was made. Service upon an attorney or party shall be made by delivering or mailing a copy to the attorney's or the party's last known address. Service by mail is complete upon mailing. Documents filed with the BOR should NOT be permanently bound or stapled. Paper-clips, rubber bands or envelopes are preferred.

2. Who Can File

Following the decisions of the Ohio Board of Tax Appeals, attorneys at law and owners of record of affected properties are permitted to file complaints for a reduction in value on a State form called a DTE Form 1. In other situations, consult your attorney. Our employees are prohibited from dispensing legal advice.

Attorneys from non-Ohio jurisdictions may be permitted, upon supplying proper documentation (i.e. authorization to practice law and to represent the owner), to present cases to the BOR.

3. Complaints and Filings

The complaint filing period is from January 1 through March 31, 2014 to file on the market value of the property as of the Tax Lien Date of January 1, 2013. A United States Postal Service postmark of March 31, 2014 IS sufficient to meet the deadline. A private meter postmark of March 31, 2014 IS NOT. Complaints filed after the deadline will be dismissed by the BOR. The complaint form (DTE Form 1) should be filled out completely. Failure to do so may cause your complaint to be dismissed. You should sign your complaint form and have it notarized.

IF YOU CHOOSE TO MAIL YOUR COMPLETED COMPLAINT AND DOCUMENTATION, USE THIS ADDRESS: Hamilton County Board of Revision, 138 East Court Street, Room 304, Cincinnati, OH 45202.

THE BURDEN OF PROOF IS ON THE COMPLAINANT. In Line 8 of the complaint form you must state the property value that you are requesting. If you are not sure, make a good estimate. If you leave Line 8 blank, your complaint may be dismissed. Present the evidence of your value either with your complaint or as soon thereafter as possible. This is to your benefit as it permits proper review of your case! You must also complete Line 9 in which you justify your request for a change in value.

For Residential Properties: Plan to submit copies of closing statements, purchase contracts or conveyance statements if the property sold. Or, if the property is listed for sale, submit copies of marketing/listing agreements. An appraisal conducted for the purpose of your hearing is best. Ideally, the appraisal should be as of the Tax Lien Date of January 1, 2013. Appraisers use recent comparable sales and compare properties according to age, square footage, condition, etc. Though hiring an appraiser is not mandatory, you **MUST** provide proof that your requested value is accurate in order to win your case. Photos with cost estimates to repair real property defects (this does not include normal maintenance) may be helpful to your case. A typical residential hearing may last 10 to 15 minutes.

For Commercial – Industrial – Investment Properties: An appraisal is ideal but not mandatory. Plan to supply any information that a typical buyer might look at if considering a purchase of the subject property, such as three years of income and expense information, marketing information if the property is for sale, or any purchase information if the property sold within a year or so of the tax lien date. Verified construction costs may be helpful if presented on a newer building, and photos and contractor estimates to cure property defects (this does not include normal maintenance) may also be helpful. Hearings on complicated properties may go longer than 15 minutes but please be organized and brief in consideration of other parties awaiting their turn. Your cooperation is appreciated!

Please note: Only one complaint may be filed on a property in a triennial period (every three years; the current triennial consists of 2011, 2012 and 2013) unless the complainant alleges one of the legal exceptions listed on Line 14 of the Complaint Form, DTE1.

4. Hearings

Hearing notices will be sent by certified mail not less than 10 days prior to your scheduled hearing. Read your notices carefully. Failure to appear at the hearing on the assigned date and time will likely result in a dismissal of your case. After your case is heard and resolved, you will receive, by certified mail, a Notice of Result showing the results of your hearing. Complainants who do not pick up their certified mail risk dismissal of their cases for failure to appear and/or loss of appeal rights for failure to timely file an appeal of their BOR decision.

The BOR has directed the Chief Clerk to fully comply with their rule that continuances be granted only under extreme circumstances. Continuances will NOT be given because you and/or your appraiser are not prepared. If you believe your circumstances require a continuance, call 513-946-4035 within seven calendar days of receipt of the notice of the scheduled hearing. If the request is granted, we will give you a new hearing date at that time. Please do not fax information concerning your hearing because faxes are often illegible. **ALL INFORMATION SUBMITTED** must be clear and legible. Please use 8 ½ by 11 paper and do NOT use staples or binders.

The BOR reserves the right to control the decorum and length of hearings to maintain order and the schedule.

5. Order of Hearings

The complainant presents evidence first, which may include the testimony of witnesses. The next presenter is the counter-complainant, if applicable. Last would be testimony, if any, from the Auditor's Real Estate representative. The BOR may interrupt or examine the parties and their witnesses at any time. Limited cross examination will be permitted between parties at the BOR's discretion. All questions and comments by non-attorneys will be addressed to the BOR.

6. Evidence

The BOR **need not** consider any document or exhibit that is not able to be authenticated because its author is absent. Decisions about considering particular documents and exhibits are made based on the circumstances of each case.

7. Voluntary Withdrawal

The complainant may withdraw a complaint by filing a written notice of withdrawal at any time prior to commencement of testimony. The notice of withdrawal of an original complaint shall not affect the validity of a timely filed counter-complaint.

8. Dismissal for Failure to Prosecute

The BOR may journalize an order dismissing a complaint when the complainant fails to appear at a duly scheduled hearing and fails to notify the BOR that the hearing of additional evidence is waived. BOR staff may be reached at 513-946-4035.

9. Decisions

All decisions by the BOR will be made on the record at a public hearing. Notices of Result showing hearing results are sent to all parties by certified mail.

10. Public Record Requests

All BOR complaints and submissions are **PUBLIC RECORDS**. If you wish to see or receive copies of Auditor's Real Estate Department documents filed on your pending case, call 513-946-4035. Citizens requesting copies may be charged for photocopying.

INSTRUCTIONS FOR COMPLETING FORM

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

WHO MAY FILE: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a valuation complaint.

TENDER PAY: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claimed for such property in the complaint. NOTE: If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

MULTIPLE PARCELS: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership, and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

GENERAL INSTRUCTIONS: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The Board will notify all parties not less than ten days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the Board prior to the hearing. The Board may also require the complainant and/or owner to provide the Board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls, and detailed income and expense statements for the property.

R.C. 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within his knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the Board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the Board.

INSTRUCTIONS FOR QUESTION 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement, or other evidence if available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items of value were included with the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

NOTICE: R. C. 5715.19, as amended by H. B. 694, effective March 30, 1999, added some additional persons who may file a valuation complaint. Those additional persons are (1) the owner's spouse, (2) an appraiser who holds a designation from a professional assessment organization retained by the owner, (3) a licensed public accountant, a licensed general or residential real estate appraiser, or a licensed real estate broker retained by the owner, (4) an officer, salaried employee, partner, or a member of an owner, if the owner is a firm, company, association, partnership, limited liability company, or corporation, and (5) a trustee, if the owner is a trust. Since that statute has been declared to be unconstitutional by an Ohio court of appeals, the Board of Tax Appeals and many county Boards of Revision have been dismissing complaints filed by those individuals, if they are not attorneys at law. Please be advised that if you choose a nonattorney to prepare and file your complaint, it will be subject to dismissal and may not be heard on its merits.

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY
 ANSWER ALL QUESTIONS AND TYPE OR PRINT ALL INFORMATION
 READ INSTRUCTIONS ON SECOND PAGE BEFORE COMPLETING
 ATTACH ADDITIONAL PAGES IF NECESSARY

DATE RECEIVED _____

 BOR NO. _____

TAX YEAR 2013 COUNTY Hamilton

ORIGINAL COMPLAINT COUNTER-COMPLAINT

NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

1) Owner Of Property _____ Address, City, State, Zip _____
 Mailing Address _____
 City, State, Zip _____

2) Complainant if not owner _____
 Address, City, State, Zip _____

3) Complainant's agent _____
 Address, City, State, Zip _____

4) Telephone number of contact person _____

5) Complainant's relationship to property owner _____

If more than one parcel is included, see "Multiple Parcels" on instructions.

6) Parcel number from tax bill	Address of property

7) Principal use of property: _____

8) The increase or decrease in taxable value sought. Counter-complaints supporting auditor's value may have zero in Column D.

Parcel Number	Complainant's Opinion of Value		Column C Current Taxable Value (From Tax Bill)	Column D Change in Taxable Value (+or-) (Column B minus Column C)
	Column A True Value (Fair Market Value)	Column B Taxable Value (35% of Column A)		

9) The requested change in value is justified for the following reasons:

10) Was property sold within the last 3 years? Yes No Unknown If yes, show date of sale _____ and sale price _____; and attach information explained in "Instructions for Question 10" on back.

11) If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12) If any improvements were completed in the last 3 years, show date _____ and total cost _____

13) Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14) If you have filed a prior complaint on this parcel since the last reappraisal or update of property value in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See ORC 5715.19(A) (2) for a complete explanation.

- The property was sold in an arm's length transaction;
- A substantial improvement was added to the property;
- The property lost value due to casualty;
- Occupancy change of at least 15% had a substantial economic impact on the property;

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date: _____ Complainant or Agent _____ Title (If Agent) _____
 Sworn to and signed in my presence, this _____ day of _____ 20 _____
 Notary public _____



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RATES OF TAXATION FOR TAXES PAID IN 2014

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*Rates of Taxation on one (\$1.00) dollar in the various townships, cities, villages and school districts of Hamilton County for the tax year 2013, as prepared by Hamilton County Auditor Dusty Rhodes.

DTE CODE	TAX DISTRICT NUMBER	SPECIAL DISTRICT	CITY VILLAGE	TOWNSHIP	SCHOOL	HAMILTON COUNTY RATE	GREAT PARKS OF HAMILTON COUNTY RATE	CINTI-HAMILTON COUNTY LIBRARY RATE	SPECIAL DISTRICT RATE	TOWNSHIP RATE	SCHOOL RATE	CITY VILLAGE RATE	JOINT VOCATIONAL RATE	TOTAL FULL RATE	RESIDENTIAL AGRICULTURAL REDUCTION FACTORS	COMMERCIAL INDUSTRIAL REDUCTION FACTORS	RESIDENTIAL AGRICULTURAL EFFECTIVE RATE	COMMERCIAL INDUSTRIAL EFFECTIVE RATE
						MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS
1110	001		Cincinnati		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	12.20	0.00	104.75	0.269609	0.158070	76.508466	88.192116
0020	002	Anderson Park		Anderson	Cincinnati	19.03	1.03	1.00	2.28	14.57	71.49	0.00	0.00	109.40	0.295916	0.166523	77.026738	91.182426
0210	003	L.M.J. F. & R. D.*		Columbia	Cincinnati	19.03	1.03	1.00	12.05	17.01	71.49	0.00	0.00	121.61	0.260560	0.148336	89.923336	103.570846
0230	004	Silverton FD		Columbia	Cincinnati	19.03	1.03	1.00	0.00	23.71	71.49	0.00	0.00	116.26	0.275307	0.162594	84.252866	97.356787
0220	005	Ridge FD		Columbia	Cincinnati	19.03	1.03	1.00	0.00	23.78	71.49	0.00	0.00	116.33	0.269688	0.150804	84.957226	98.786960
0150	006	L.M.J. F. & R. D.*		Columbia	Cincinnati	19.03	1.03	1.00	12.05	17.01	71.49	0.00	0.00	121.61	0.260560	0.148336	89.923336	103.570846
0240	007	L.M.J. F. & R. D.*	Fairfax		Cincinnati	19.03	1.03	1.00	12.05	0.00	71.49	2.76	0.00	107.36	0.274399	0.161409	77.900561	90.031098
0340	008			Delhi	Cincinnati	19.03	1.03	1.00	0.00	28.09	71.49	0.00	0.00	120.64	0.316030	0.203347	82.514121	96.108238
0430	009			Green	Cincinnati	19.03	1.03	1.00	0.00	11.71	71.49	0.00	0.00	104.26	0.299757	0.176606	73.007380	85.847102
0850	011			Springfield	Cincinnati	19.03	1.03	1.00	0.00	23.80	71.49	0.00	0.00	116.35	0.254715	0.142744	86.713904	99.741735
0980	013			Sycamore	Cincinnati	19.03	1.03	1.00	0.00	8.75	71.49	0.00	0.00	101.30	0.290512	0.170670	71.871181	84.011137
0625	014		Norwood		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	11.40	0.00	103.95	0.322529	0.193883	70.423138	83.795900
0680	015	D.P.S.J.F.D.+	Silverton		Cincinnati	19.03	1.03	1.00	7.90	0.00	71.49	8.15	0.00	108.60	0.267985	0.160013	79.496791	91.222570
0550	016		Madeira		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	7.50	0.00	100.05	0.282274	0.165496	71.808466	83.492116
0010	017		Amberley		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	17.00	0.00	109.55	0.257796	0.151145	81.308466	92.992116
1100	018		Wyoming		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	10.00	0.00	102.55	0.275393	0.161462	74.308466	85.992116
0070	019		Cheviot		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	20.13	0.00	112.68	0.285958	0.169542	80.458277	93.575973
0495	020		Indian Hill		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	0.96	0.00	93.51	0.302016	0.177071	65.268466	76.952116
0557	021		Mariemont		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	14.37	0.00	106.92	0.333539	0.204584	71.258039	85.045900
0280	022		Golf Manor		Cincinnati	19.03	1.03	1.00	0.00	0.00	71.49	38.52	0.00	131.07	0.223912	0.131231	101.721885	113.869530
0990	025			Sycamore	Deer Park	19.03	1.03	1.00	0.00	8.75	86.53	0.00	2.70	119.04	0.392636	0.330713	72.300652	79.671957
0690	026	D.P.S.J.F.D.+	Silverton		Deer Park	19.03	1.03	1.00	7.90	0.00	86.53	8.15	2.70	126.34	0.367372	0.312305	79.926262	86.883390
0320	027	D.P.S.J.F.D.+	Deer Park		Deer Park	19.03	1.03	1.00	7.90	0.00	86.53	10.45	2.70	128.64	0.355325	0.304008	82.930984	89.532363
1130	031		Cincinnati		Finneytown	19.03	1.03	1.00	0.00	0.00	96.88	9.88	2.70	130.52	0.320929	0.218498	88.632366	102.001653
0740	032			Springfield	Finneytown	19.03	1.03	1.00	0.00	23.80	96.88	0.00	2.70	144.44	0.299655	0.197790	101.157804	115.871272
0745	033		Wyoming		Springfield	19.03	1.03	1.00	0.00	23.21	96.88	7.54	2.70	151.39	0.285899	0.188709	108.107804	122.821272
1150	041		Cincinnati		Forest Hills	19.03	1.03	1.00	0.00	0.00	65.55	11.06	2.70	100.37	0.336802	0.204418	66.565163	79.852584
0030	042	Anderson Park		Anderson	Forest Hills	19.03	1.03	1.00	2.28	14.57	65.55	0.00	2.70	106.16	0.357353	0.208903	68.223435	83.982894
0600	043	L.M.J. F. & R. D.*	Newtown		Forest Hills	19.03	1.03	1.00	12.05	0.00	65.55	2.37	2.70	103.73	0.330586	0.202579	69.438365	82.716470
0035	044	L.M.J. F. & R. D.*	Newtown		Anderson	19.03	1.03	1.00	12.05	12.76	65.55	1.19	2.70	115.31	0.330887	0.196509	77.155367	92.650591
1025	059		Indian Hill		Symmes	19.03	1.03	1.00	0.00	13.85	46.06	0.65	2.70	84.32	0.352634	0.324942	54.585928	56.920862
0305	060		Terrace Park		Indian Hill	19.03	1.03	1.00	0.00	0.00	46.06	13.28	2.70	83.10	0.305347	0.286644	57.725645	59.279902
0160	061	L.M.J. F. & R. D.*		Columbia	Indian Hill	19.03	1.03	1.00	12.05	17.01	46.06	0.00	2.70	98.88	0.291459	0.255880	70.060515	73.578632
0215	062	L.M.J. F. & R. D.*		Columbia	Indian Hill	19.03	1.03	1.00	12.05	17.01	46.06	0.00	2.70	98.88	0.291459	0.255880	70.060515	73.578632
0200	063	L.M.J. F. & R. D.*		Columbia	Indian Hill	19.03	1.03	1.00	12.05	17.01	46.06	0.00	2.70	98.88	0.291459	0.255880	70.060515	73.578632
0940	064			Sycamore	Indian Hill	19.03	1.03	1.00	0.00	8.75	46.06	0.00	2.70	78.57	0.338063	0.312474	52.008360	54.018923
1020	066			Symmes	Indian Hill	19.03	1.03	1.00	0.00	14.50	46.06	0.00	2.70	84.32	0.352634	0.324942	54.585928	56.920862
0540	067		Madeira		Indian Hill	19.03	1.03	1.00	0.00	0.00	46.06	7.50	2.70	77.32	0.328173	0.308072	51.945645	53.499902
0490	068		Indian Hill		Indian Hill	19.03	1.03	1.00	0.00	0.00	46.06	0.96	2.70	70.78	0.358496	0.336537	45.405645	46.959902
0275	069		Milford		Indian Hill	19.03	1.03	1.00	0.00	0.00	46.06	11.80	2.70	81.62	0.310884	0.291841	56.245645	57.799902



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						MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS
0520	071		Lockland		Lockland.....	19.03	1.03	1.00	0.00	0.00	47.19	7.52	2.70	78.47	0.213611	0.078896	61.707934	72.279022
0040	072		Arlington Hts		Lockland.....	19.03	1.03	1.00	0.00	0.00	47.19	11.52	2.70	82.47	0.243487	0.103257	62.389586	73.954382
0370	073		Evendale		Lockland.....	19.03	1.03	1.00	0.00	0.00	47.19	0.00	2.70	70.95	0.236252	0.087258	54.187934	64.759022
1030	081			Symmes.....	Loveland.....	19.03	1.03	1.00	0.00	14.50	78.08	0.00	2.70	116.34	0.367460	0.323096	73.589667	78.750970
0525	082		Loveland		Loveland.....	19.03	1.03	1.00	0.00	0.00	78.08	10.35	2.70	112.19	0.344587	0.304895	73.530815	77.983820
1035	083		Loveland	Symmes.....	Loveland.....	19.03	1.03	1.00	0.00	14.77	78.08	8.77	2.70	125.38	0.343108	0.301366	82.361098	87.594780
1120	091		Cincinnati		Madeira.....	19.03	1.03	1.00	0.00	0.00	101.82	12.13	2.70	137.71	0.389721	0.297296	84.041541	96.769347
0530	092		Madeira		Madeira.....	19.03	1.03	1.00	0.00	0.00	101.82	7.50	2.70	133.08	0.403280	0.307639	79.411541	92.139347
0500	093		Indian Hill		Madeira.....	19.03	1.03	1.00	0.00	0.00	101.82	0.96	2.70	126.54	0.424122	0.323539	72.871541	85.599347
0120	101			Columbia	Mariemont.....	19.03	1.03	1.00	0.00	17.01	107.77	0.00	2.70	148.54	0.425695	0.261298	85.307304	109.726787
0180	102	L.M.J. F. & R. D.*		Columbia	Mariemont.....	19.03	1.03	1.00	12.05	17.01	107.77	0.00	2.70	160.59	0.396784	0.244781	96.870506	121.280673
0190	103	L.M.J. F. & R. D.*		Columbia	Mariemont.....	19.03	1.03	1.00	12.05	17.01	107.77	0.00	2.70	160.59	0.396784	0.244781	96.870506	121.280673
0250	104	L.M.J. F. & R. D.*	Fairfax		Mariemont.....	19.03	1.03	1.00	12.05	0.00	107.77	2.76	2.70	146.34	0.420201	0.263763	84.847731	107.740925
0505	105		Indian Hill		Mariemont.....	19.03	1.03	1.00	0.00	0.00	107.77	0.96	2.70	132.49	0.454935	0.285516	72.215636	94.661943
0555	106		Mariemont		Mariemont.....	19.03	1.03	1.00	0.00	0.00	107.77	14.37	2.70	145.90	0.463981	0.295711	78.205209	102.755727
0300	107		Terrace Park		Mariemont.....	19.03	1.03	1.00	0.00	0.00	107.77	13.84	2.70	145.37	0.414627	0.260219	85.095636	107.541943
0270	108		Milford		Mariemont.....	19.03	1.03	1.00	0.00	0.00	107.77	11.80	2.70	143.33	0.420529	0.263923	83.055636	105.501943
0260	111		Milford		Milford.....	19.03	1.03	1.00	0.00	0.00	79.65	11.80	2.70	115.21	0.332566	0.216421	76.895105	90.276174
0090	121			Colerain.....	Mt. Healthy.....	19.03	1.03	1.00	0.00	18.26	76.87	0.00	2.70	118.89	0.323661	0.254171	80.409944	88.671561
0830	122			Springfield.....	Mt. Healthy.....	19.03	1.03	1.00	0.00	23.80	76.87	0.00	2.70	124.43	0.287746	0.222018	88.625757	96.804301
0595	124		Mt. Healthy		Mt. Healthy.....	19.03	1.03	1.00	0.00	0.00	76.87	11.11	2.70	111.74	0.308969	0.248471	77.215771	83.975888
1170	125		Mt. Healthy		Springfield.....	19.03	1.03	1.00	0.00	24.18	76.87	9.61	2.70	134.42	0.267213	0.206922	98.501209	106.605507
0800	134			Springfield.....	No.College Hill.....	19.03	1.03	1.00	0.00	23.80	66.77	0.00	2.70	114.33	0.308870	0.222897	79.016947	88.846199
0610	135		No.College Hill		No.College Hill.....	19.03	1.03	1.00	0.00	0.00	66.77	12.88	2.70	103.41	0.338409	0.247068	68.415133	77.860688
0080	141			Colerain.....	Northwest.....	19.03	1.03	1.00	0.00	18.26	59.57	0.00	1.93	100.82	0.325696	0.232317	67.983316	78.315239
0440	142			Green.....	Northwest.....	19.03	1.03	1.00	0.00	11.71	59.57	0.00	1.93	94.27	0.337089	0.230367	62.492605	72.553346
0790	143			Springfield.....	Northwest.....	19.03	1.03	1.00	0.00	23.80	59.57	0.00	1.93	106.36	0.283573	0.187213	76.199129	86.447979
0615	145		No.College Hill		Northwest.....	19.03	1.03	1.00	0.00	0.00	59.57	11.58	1.93	94.14	0.317003	0.212211	64.297315	74.162468
0410	146		Forest Park		Northwest.....	19.03	1.03	1.00	0.00	0.00	59.57	11.08	1.93	93.64	0.307201	0.212106	64.873691	73.778360
0395	147		Fairfield	Forest Park.....	Northwest.....	19.03	1.03	1.00	0.00	0.00	59.57	5.94	1.93	88.50	0.332823	0.227260	59.045170	68.387446
1160	151		Cincinnati		Norwood.....	19.03	1.03	1.00	0.00	0.00	59.02	12.08	2.70	94.86	0.253886	0.197827	70.776335	76.094124
0620	152		Norwood		Norwood.....	19.03	1.03	1.00	0.00	0.00	59.02	11.40	2.70	94.18	0.311839	0.237440	64.811007	71.817908
1140	161		Cincinnati		Oak Hills.....	19.03	1.03	1.00	0.00	0.00	50.97	9.83	2.70	84.56	0.264098	0.220825	62.227867	65.887044
0330	162			Delhi.....	Oak Hills.....	19.03	1.03	1.00	0.00	28.09	50.97	0.00	2.70	102.82	0.313329	0.259160	70.603522	76.173166
0450	163			Green.....	Oak Hills.....	19.03	1.03	1.00	0.00	11.71	50.97	0.00	2.70	86.44	0.293189	0.237482	61.096781	65.912030
0720	170			Springfield.....	Princeton.....	19.03	1.03	1.00	0.00	23.80	61.28	0.00	2.70	108.84	0.287785	0.160709	77.517474	91.348425
0960	172			Sycamore.....	Princeton.....	19.03	1.03	1.00	0.00	8.75	61.28	0.00	2.70	93.79	0.331754	0.193754	62.674751	75.617827
0510	173		Lincoln Hts		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	48.73	2.70	133.77	0.234140	0.130382	102.449116	116.328806
1080	174		Woodlawn		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	5.08	2.70	90.12	0.340362	0.198886	59.446532	72.196410
0670	175		Sharonville		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	0.00	2.70	85.04	0.351928	0.205094	55.112036	67.598806
0420	176		Glendale		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	21.58	2.70	106.62	0.280697	0.163583	76.692036	89.178806
0050	177		Blue Ash		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	3.08	2.70	88.12	0.339627	0.197925	58.192036	70.678806
0710	178		Springdale		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	3.08	2.70	88.12	0.339627	0.197925	58.192036	70.678806
0360	179		Evendale		Princeton.....	19.03	1.03	1.00	0.00	0.00	61.28	0.00	2.70	85.04	0.351928	0.205094	55.112036	67.598806



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						MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS	MILLS
0910	181			Sycamore	Reading	19.03	1.03	1.00	0.00	8.75	70.67	0.00	2.70	103.18	0.376868	0.172932	64.294805	85.336906
0630	182		Reading		Reading	19.03	1.03	1.00	0.00	0.00	70.67	3.52	2.70	97.95	0.384869	0.174703	60.252090	80.837885
0390	183		Evendale		Reading	19.03	1.03	1.00	0.00	0.00	70.67	0.00	2.70	94.43	0.399215	0.181215	56.732090	77.317885
0310	191	W.J.A.D.#		Crosby	Southwest	19.03	1.03	1.00	2.25	10.24	44.18	0.00	2.70	80.43	0.341010	0.268811	53.002588	58.809495
0470	192			Harrison	Southwest	19.03	1.03	1.00	0.00	5.24	44.18	0.00	2.70	73.18	0.359335	0.287394	46.883855	52.148481
0480	193		Harrison		Harrison	19.03	1.03	1.00	0.00	0.06	44.18	14.50	2.70	82.50	0.356234	0.273923	53.110689	59.901352
1070	194	W.J.A.D.#		Whitewater	Southwest	19.03	1.03	1.00	2.25	11.44	44.18	0.00	2.70	81.63	0.339422	0.265650	53.923006	59.945019
1075	195		Cleves		Whitewater	19.03	1.03	1.00	0.00	0.00	44.18	13.63	2.70	81.57	0.322520	0.258579	55.262054	60.477693
0475	196		Harrison		Harrison	19.03	1.03	1.00	0.00	1.87	44.18	12.69	2.70	82.50	0.356234	0.273923	53.110689	59.901352
1171	197		Harrison	Crosby	Southwest	19.03	1.03	1.00	0.00	8.37	44.18	12.69	2.70	89.00	0.337280	0.258440	58.982120	65.998846
0650	201		St.Bernard		St.Bernard	19.03	1.03	1.00	0.00	0.00	57.34	11.28	2.70	92.38	0.100076	0.052362	83.135018	87.542802
0350	202		Elmwood Pl		St.Bernard	19.03	1.03	1.00	0.00	0.00	57.34	17.78	2.70	98.88	0.093497	0.048920	89.635018	94.042802
0970	210			Sycamore	Sycamore	19.03	1.03	1.00	0.00	8.75	66.45	0.00	2.70	98.96	0.409774	0.262583	58.408810	72.974739
1010	211		Montgomery		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	10.05	2.70	100.26	0.410051	0.261800	59.148322	74.011890
1040	212			Symmes	Sycamore	19.03	1.03	1.00	0.00	14.50	66.45	0.00	2.70	104.71	0.417569	0.275364	60.986378	75.876678
0060	214		Blue Ash		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	3.08	2.70	93.29	0.421952	0.270707	53.926095	68.035718
0660	215		Sharonville		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	0.00	2.70	90.21	0.436359	0.279950	50.846095	64.955718
0380	216		Evendale		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	0.00	2.70	90.21	0.436359	0.279950	50.846095	64.955718
0527	217		Loveland		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	10.28	2.70	100.49	0.394392	0.253264	60.857526	75.039528
0485	218		Indian Hill		Sycamore	19.03	1.03	1.00	0.00	0.00	66.45	0.96	2.70	91.17	0.431764	0.277002	51.806095	65.915718
0560	221			Miami	Three Rivers	19.03	1.03	1.00	0.00	11.91	49.87	0.00	2.70	85.54	0.248017	0.131917	64.324630	74.255791
0570	222		Addyston		Miami	19.03	1.03	1.00	0.00	0.68	49.87	7.59	2.70	81.90	0.268171	0.139348	59.936764	70.487368
0580	223		Cleves		Miami	19.03	1.03	1.00	0.00	0.68	49.87	13.99	2.70	88.30	0.240398	0.129012	67.072829	76.908216
0590	224		North Bend		Miami	19.03	1.03	1.00	0.00	2.93	49.87	11.38	2.70	87.94	0.241248	0.134741	66.724630	76.090845
0585	225		Cleves		Miami	19.03	1.03	1.00	0.00	8.66	49.87	10.90	2.70	93.19	0.227784	0.122243	71.962829	81.798216
0593	226		North Bend		Miami	19.03	1.03	1.00	0.00	9.76	49.87	9.44	2.70	92.83	0.228540	0.127644	71.614630	80.980845
0565	227		Cleves		Miami	19.03	1.03	1.00	0.00	2.61	49.87	12.05	2.70	88.29	0.240426	0.129027	67.062829	76.898216
0770	233			Springfield	Winton Woods	19.03	1.03	1.00	0.00	23.80	87.41	0.00	2.70	134.97	0.312252	0.202349	92.825385	107.658954
0750	234		Wyoming		Springfield	19.03	1.03	1.00	0.00	23.21	87.41	7.54	2.70	141.92	0.296960	0.192440	99.775385	114.608954
1095	236		Wyoming		Winton Woods	19.03	1.03	1.00	0.00	0.00	87.41	10.00	2.70	121.17	0.336305	0.224979	80.419947	93.909335
0460	237		Greenhills		Winton Woods	19.03	1.03	1.00	0.00	0.00	87.41	33.58	2.70	144.75	0.331037	0.221714	96.832399	112.656880
0715	238		Springdale		Winton Woods	19.03	1.03	1.00	0.00	0.00	87.41	3.06	2.70	114.23	0.356737	0.238647	73.479947	86.969335
0400	239		Forest Park		Winton Woods	19.03	1.03	1.00	0.00	0.00	87.41	12.76	2.70	123.93	0.328815	0.219968	83.179947	96.669335
1090	241		Wyoming		Wyoming	19.03	1.03	1.00	0.00	0.00	93.37	10.00	2.70	127.13	0.411427	0.367157	74.825290	80.453347

*L.M.J.F. & R. D.= Little Miami Joint Fire & Rescue District
 +D.P.S.J.F.D.= Deer Park/Silverton Joint Fire District
 #W.J.A.D.= Western Joint Ambulance District