




Online Property Access

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Parcel ID 120-0002-0032-00 **Address** 5601 ABBOTTSFORD AVE **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	Auditor Land Use	
02700 - PLEASANT RIDGE Sales	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Tax Bill Mail Address	
NIEHAUS PROPERTY SOLUTIONS LLC 5587 FAWN WOODS LN CINCINNATI OH 45247 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	NIEHAUS PROPERTY SOLUTIONS LLC 5587 FAWN WOODS LN CINCINNATI OH 45247 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value	Effective Tax Rate	Total Tax
53,210	69.301606	\$3,380.96
Property Description 5601 ABBOTTSFORD AVE 42.5 X 124.5 LOT 44 FOSTER & KNIGHT		

Appraisal/Sales Summary	
Year Built	1905
Total Rooms	9
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	5/30/2024
Last Sale Amount	\$140,000
Conveyance Number	357518
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.136

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	54,020
CAUV Value	0
Market Improvement Value	97,990
Market Total Value	152,010
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,380.96

Notes
1) bor #12-603419 decrease to 22,000

I Want To...

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