

| Property Information |                      | Request Information   |            | Update Information |
|----------------------|----------------------|-----------------------|------------|--------------------|
| File#:               | 111111111            | Requested Date:       | 11/12/2024 | Update Requested:  |
| Owner:               | Flip for Freedom LLC | Branch:               |            | Requested By:      |
| Address 1:           | 5601 Abbotsford St   | Date Completed:       |            | Update Completed:  |
| Address 2:           |                      | # of Jurisdiction(s): |            |                    |
| City, State Zip:     | Cincinnati, OH 45212 | # of Parcel(s):       | 1          |                    |

### Notes

**CODE VIOLATIONS**                      Per City of Cincinnati Department of Zoning there are No Open Code Violation case on this property.

Collector: City of Cincinnati  
Payable Address: 805 Central Ave Ste 500, Cincinnati, OH 45202  
Business# (513) 352-3271

**PERMITS**                                      Per City of Cincinnati Department of Building there are No Open/Pending/Expired permits on this property.

Collector: City of Cincinnati  
Payable Address: 805 Central Ave Ste 500, Cincinnati, OH 45202  
Business# (513) 352-3271

**SPECIAL ASSESSMENTS**                      Per Hamilton County Treasurer's Department there is an Special Assessments Due on the property. Please contact Hamilton County Treasurer's Office for more information

Collector: Hamilton County  
Payable Address: 138 E Court St #402, Cincinnati, OH 45202  
Business# (513) 946-4820

**DEMOLITION**                                      NO

**UTILITIES**                                      WATER, SEWER & STOMWATER

Account #: 2535054346  
Payment Status: Due  
Status: Pvt & Non-Lienable  
Amount: \$55.23  
Good Thru: 11/15/2024  
Account Active: Yes  
Collector : Greater Cincinnati Water Works  
Payable Address : 4747 Spring Grove Ave, Cincinnati, OH 45232  
Business#:(513) 591-7700

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED


**GARBAGE**  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN



Online Property Access

< First << Prev Next >> Last > | **RETURN TO SEARCH LIST** Property 1 of 1

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

| Property Information  |   |   |
|---|---|---|
| <b>Tax District</b>   | 001 - CINTI CORP-CINTI CSD  |   |
| <b>School District</b>  | CINCINNATI CSD  |   |
| <b>Appraisal Area</b>   | <b>Auditor Land Use</b>   |  |
| 02700 - PLEASANT RIDGE<br><a href="#">Sales</a>   | 510 - SINGLE FAMILY DWLG  |   |
| <b>Owner Name and Address</b>   | <b>Tax Bill Mail Address</b>  |   |
| NIEHAUS PROPERTY SOLUTIONS LLC<br>5587 FAWN WOODS LN<br>CINCINNATI OH 45247<br>(Questions? 946-4015 or <a href="mailto:county.auditor@auditor.hamilton-co.org">county.auditor@auditor.hamilton-co.org</a> ) | NIEHAUS PROPERTY SOLUTIONS LLC<br>5587 FAWN WOODS LN<br>CINCINNATI OH 45247<br>(Questions? 946-4800 or <a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> ) |   |
| <b>Assessed Value</b>   | <b>Effective Tax Rate</b>   | <b>Total Tax</b>  |
| 53,210  | 69.301606   | \$3,380.96  |
| <b>Property Description</b><br>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                 |
| <b>Taxes Paid</b>        | <b>\$3,380.96</b> |

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

**I Want To...**

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

**View:**

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

**Print:**

- Current Page
- Property Report