

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:	5538 Montgomery Road	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 #: 3510578051
 Payment Status: Due
 Status: Pvt & Non-Lienable
 Amount: \$138.03
 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 120-0003-0053-00 **Address** 5538 MONTGOMERY RD **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

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Property Information		
Tax District 001 - CINTI CORP-CINTI CSD	Images/Sketches	
School District CINCINNATI CSD		
Appraisal Area 02700 - PLEASANT RIDGE Sales		
Owner Name and Address NIEHAUS PROPERTY SOLUTIONS LLC 5567 FAWNWOOD LN CINCINNATI OH 45247 <i>(Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)</i>	Tax Bill Mail Address NIEHAUS PROPERTY SOLUTIONS LLC 5567 FAWNWOOD LN CINCINNATI OH 45247 <i>(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)</i>	
Assessed Value 67,640	Effective Tax Rate 69.301606	Total Tax \$4,297.29
Property Description 5538 MONTGOMERY RD 51 X 124.3 IRR LOT 1 NORWOOD HTS SUB		

Appraisal/Sales Summary	
Year Built	1926
Total Rooms	10
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	4/1/2024
Last Sale Amount	\$178,000
Conveyance Number	353111
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.142

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	53,200
CAUV Value	0
Market Improvement Value	140,070
Market Total Value	193,270
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$4,297.29

Notes