



KELLIE J. GRAY
WILLIAMS COUNTY TREASURER
100 S Main St, Suite H,
Bryan, Ohio 43506
Ph 419-636-1850 Fax 419-636-8584

REAL PROPERTY - **2ND HALF 2024**

REALFIN MEADOWS LLC
3565 FAWN RUN DR
CINCINNATI OH 45241

| | |
|-------------------|---|
| DATE DUE | 7/20/2025 |
| PARCEL ID | 063-160-12-002.000 |
| TAX DISTRICT | 030 - BRYAN CITY |
| PROPERTY OWNER | REALFIN MEADOWS LLC |
| LEGAL DESCRIPTION | R.3 T.6 S.16 OL 16 & N PT^OL 15 8.65AC ^ ^030-... |
| PROPERTY ADDRESS | 1700 A-I E HIGH ST |
| MESSAGE | |

Homestead reduction information and calculations are available at
<https://realestate.williamscountyoh.gov> or in the office. Questions? Please call the
Treasurer at 419-636-1850 or the Auditor at 419-636-5639. Thankyou.

| | APPRAISED VALUE | ASSESSED VALUE (35% OF MARKET) | TAX RATE | EFFECTIVE TAX RATE (MILLS) | NON-BUSINESS CREDIT ROLLBACK FACTOR | OWNER OCCUPANCY CREDIT ROLLBACK FACTOR |
|-------------|--------------------|-----------------------------------|-------------|-------------------------------|---|---|
| LAND | \$253,000.00 | \$88,550.00 | 78.70 | 57.940799 | 0.082847 | 0.020711 |
| IMPROVEMENT | \$2,715,400.00 | \$950,390.00 | 78.70 | 57.940799 | 0.082847 | 0.020711 |
| TOTAL | \$2,968,400.00 | \$1,038,940.00 | 78.70 | 57.940799 | 0.082847 | 0.020711 |

| WHERE YOUR TAXES GO | | | CALCULATION OF TAXES | |
|---------------------|-------------|---------|--------------------------------|--------------|
| SCHOOL DISTRICT | \$40,873.78 | | REAL ESTATE TAXES | \$81,764.58 |
| TOWNSHIP | \$0.00 | | ADJUSTMENT | \$0.00 |
| CITY/VILLAGE | \$2,909.04 | | REDUCTION | -\$21,567.56 |
| COUNTY | \$12,875.36 | | NON-BUSINESS CREDIT | \$0.00 |
| JVS | \$3,538.84 | | OWNER OCCUPIED CREDIT | \$0.00 |
| SPECIAL ASSESSMENTS | DELINQUENT | CURRENT | HOMESTEAD | \$0.00 |
| | | | REAL ESTATE NET TAXES | \$60,197.02 |
| | | | SPECIAL ASSESSMENTS | \$0.00 |
| | | | CAUV RECOUPMENT | \$0.00 |
| | | | DELINQUENT REAL ESTATE | \$0.00 |
| | | | DELINQUENT SPECIAL ASSESSMENTS | \$0.00 |
| | | | TAXES DUE | \$60,197.02 |
| | | | PAYMENTS | -\$30,098.51 |
| | | | AMOUNT DUE | \$30,098.51 |

Please Return This Portion With Your Payment

Please make checks payable to:
KELLIE J. GRAY
WILLIAMS COUNTY TREASURER
100 S Main St, Suite H,
Bryan, Ohio 43506

PENALTY CHARGED AFTER DUE DATE

Address Change?

| |
|----------------------------------|
| DATE DUE: 7/20/2025 |
| REAL PROPERTY - 2ND HALF 2024 |
| PARCEL NUMBER |
| |
| 063-160-12-002.000 |
| OWNER NAME - REALFIN MEADOWS LLC |
| AMOUNT DUE |
| |
| 30098.51 |