

Jessica E. Miranda, Hamilton County Auditor

Property Report

generated on 7/6/2026 10:19:05 AM EDT

Parcel ID	Address	Index Order	Tax Year
612-0150-0320-00	4223 CREEK RD	Address	2025 Payable 2026

Property Information		
Tax District 214 - BLUE ASH-SYCAMORE		Images/Sketches 
School District SYCAMORE CSD		
Appraisal Area 61229 - BLUE ASH 29 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address SIDERITS FAMILY LIMITED PARTNERSHIP 4245 CREEK RD CINCINNATI OH 45241 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address SIDERITS FAMILY LIMITED PARTNERSHIP 4245 CREEK RD CINCINNATI OH 45241 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)	
Assessed Value 76,690	Effective Tax Rate 48.147210	Total Tax \$3,416.35
Property Description CREEK RD 81.84 X 259 IRR LOT 1 CAROLOU ACRES SUB		

Appraisal/Sales Summary	
Year Built	1955
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	1
Last Transfer Date	12/17/2008
Last Sale Amount	\$140,000
Conveyance Number	16807
Deed Type	FD - Fiduciary Deed
Deed Number	173299
# of Parcels Sold	1
Acreage	0.486

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	61,130
CAUV Value	0
Market Improvement Value	157,980
Market Total Value	219,110
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,416.35

Notes

None

JILL A. SCHILLER, TREASURER	
Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	214 - BLUE ASH-SYCAMORE

Owner Information

Tax Overview	
Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	105.150000
Effective Rate	48.147210
Non Business Credit	0.076401

Current Owner(s)	SIDERITS FAMILY LIMITED PARTNERSHIP
Tax Bill Mail Address	SIDERITS FAMILY LIMITED PARTNERSHIP 4245 CREEK RD CINCINNATI OH 45241

Owner Occupancy Credit	0.019100
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	\$0.00

Taxable Value	
Land	21,400
Improvements	55,290
Total	76,690

Current Year Tax Detail						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,031.98		\$4,031.98	
Credit			\$2,185.78		\$2,185.78	
Subtotal			\$1,846.20		\$1,846.20	
Inflation Cap Credit			\$0.00		\$0.00	
Non Business Credit			\$141.05		\$141.05	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$1,705.15	\$0.00	\$1,705.15	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,705.15		\$1,705.15	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$6.05		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$1,711.20		\$1,705.15	
Total Paid	\$0.00		\$1,711.20		\$1,705.15	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 13-999 STORM WATER						
	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$6.05	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$6.05		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year					
Date	Half	Prior	1st Half	2nd Half	Surplus
6/10/2026	2 - 2025	\$0.00	\$0.00	\$1,705.15	\$0.00
1/19/2026	1 - 2025	\$0.00	\$1,711.20	\$0.00	\$0.00
1/20/2025	1 - 2024	\$0.00	\$1,712.21	\$1,706.16	\$0.00
5/30/2024	2 - 2023	\$0.00	\$0.00	\$1,684.46	\$0.00
1/16/2024	1 - 2023	\$0.00	\$1,690.51	\$0.00	\$0.00

1/10/2023	1 - 2022	\$0.00	\$1,545.54	\$1,539.49	\$0.00
1/12/2022	1 - 2021	\$0.00	\$1,541.65	\$1,535.60	\$0.00
1/20/2021	1 - 2020	\$0.00	\$1,518.57	\$1,512.52	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamiltoncountyohio.gov or 513-946-4800

Current Year 2025 Payable 2026	Prior Year 2024 Payable 2025
-----------------------------------	---------------------------------

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	61,130	Land	21,400	Full Tax Rate (mills)	105.150000
Building	157,980	Building	55,290	Reduction Factor	0.542110
Total	219,110	Total	76,690	Effective Tax Rate (mills)	48.147210
				Non Business Credit	0.076401
				Owner Occupancy Credit	0.019100

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	\$8,063.96	School District	\$1,020.82
- Reduction Amount	\$4,371.56	Township	\$0.00
- Non Business Credit	\$282.10	City/Village	\$106.29
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$69.02
- Homestead	\$0.00	County General Fund	\$77.99
Half Year Real Taxes	\$1,705.15	Public Library	\$66.64
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$7.47
+ Current Assessment	\$6.05	HLTH/Hospital Care-Indigent	\$37.49
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$47.17
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$86.74
Semi Annual Net	\$1,711.20	Park District	\$52.92
		Crime Information Center	\$3.66
		Children Services	\$91.66
		Senior Services	\$29.51
		Zoological Park	\$7.77

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the [Payment Detail tab](#) to view any corrections or adjustments occurring after the initial tax calculation.

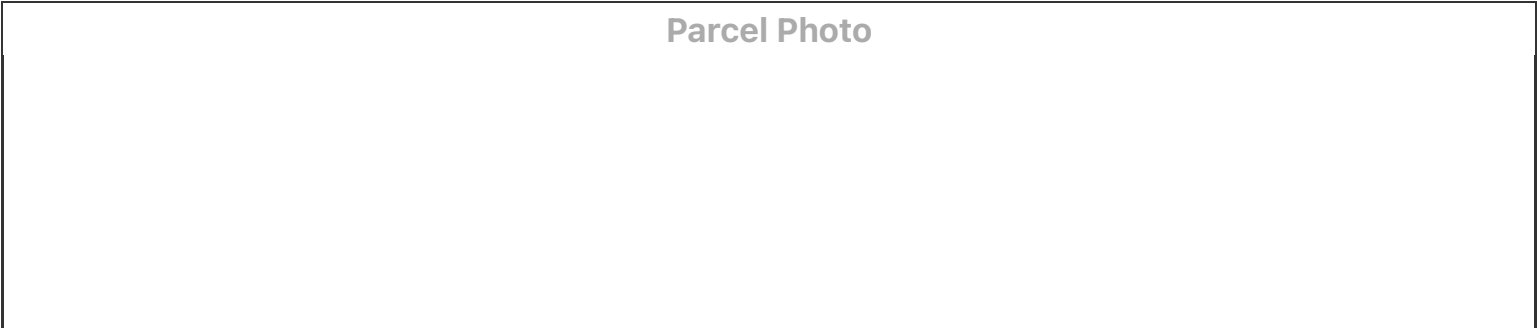


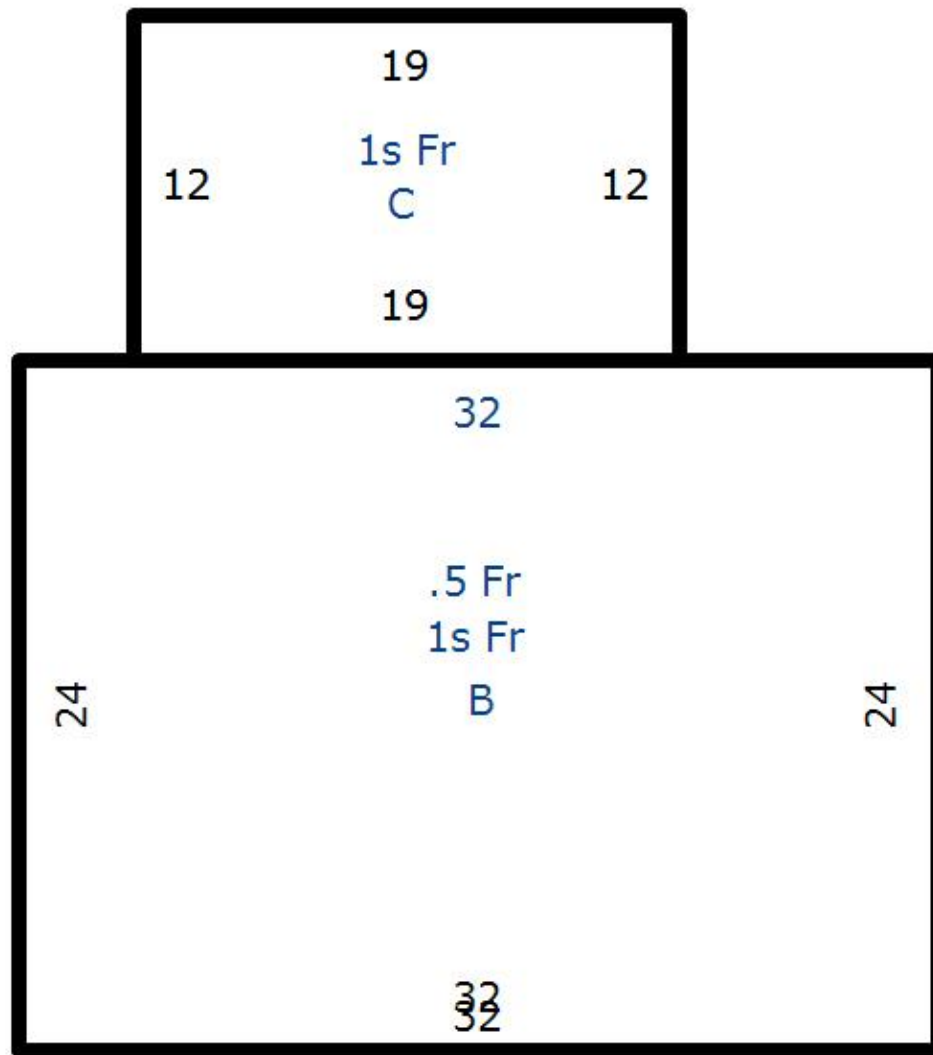
Image not authorized for Commercial Use



www.HamiltonCountyAuditor.org

612-0150-0320-00 04/30/2021

Current Parcel Sketch



1/2S FR_80
614

1S FR FF
996

B
768

C
228

Special Assessments					
Project	Ord/Res	Description	Certified	End Year	Payoff Amount
13-999		STORM WATER	11/3/2025	2099	\$0.00

Special Assessment Detail					
Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
\$0.00	\$5.87	\$6.05	\$0.00	\$0.18	\$0.00

Payments			
Year	Installment	Payment Date	Amount Paid
2024	1	01/20/2025	\$6.05
2025	1	01/19/2026	\$6.05

Comments
None