

Storm Water Utility Study

Village of Maineville, Ohio

September, 2010
Project #2010013-001



CDS ASSOCIATES, INC.

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Village of Maineville
8188 S. State Route 48
Maineville, Ohio 45039
Warren County
Storm Water Utility Rate Study

Prepared for the Village of Maineville, Ohio

By:



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CDS Project # 2010013-001

September 2010

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Executive Summary

The Village of Maineville, Ohio has identified a need to fund on-going storm water infrastructure maintenance and improvements as well as address new water quality requirements. Under current Federal and State National Pollution Discharge Elimination System (NPDES) regulations, the Village is required to make additional steps towards achieving six minimum control measures outlined in the NPDES Phase 2 regulations including public education and outreach, public participation, illicit discharge detection and elimination, construction site runoff control, post-construction runoff control, and pollution prevention/good housekeeping. The Village relies on Warren County to provide the services associated with all six measures, and Warren County has recently assessed the Village for the costs of these services.

The need for infrastructure funding, as well as funding to cover NPDES unfunded mandates are not unique to the Village of Maineville. In fact, many communities are developing storm water utilities, along with storm water utility rates in order to provide revenue for these expenses. This study is intended to provide the Village with a fee structure for Village property owners proportional to each properties stormwater contribution, an estimate of revenue generated by various fee rates, and expenditures expected to be covered by the utility. This information will be the foundation by which the Village can establish and implement a storm water utility.

Introduction

CDS Associates, Inc. has prepared the following storm water utility rate study for the Village of Maineville to provide them with the information they need to establish a storm water utility fee for properties based on their stormwater runoff contribution, most easily estimated by impervious area determination. Impervious areas, such as rooftops, driveways, walkways, patios and parking lots are hard surfaced areas, do not allow storm water to percolate into the soil. Thus the storm water runoff from these areas contribute to the storm water capture and conveyance systems within the Village, such as gutters, catch basins, storm sewers, culverts and streams. The intent of the utility is for Maineville property owners to contribute funds towards storm water infrastructure maintenance and improvements, as well as meeting the NPDES requirements in a way that is proportional to the amount of storm water runoff they contribute to the system. Property owner fee rates will be based on the amount of impervious area of their property as an equitable way to structure the revenue of the utility.

Utility Revenue

Using a combination of Warren County Auditor property information, GIS data and aerial photographs CDS was able to delineate impervious areas of properties in the Village of Maineville. The first step was to establish the Equivalent Residential Unit (ERU) by determining an average impervious area for single family residential lots within the Village. CDS took an average impervious area from a random sampling of ten (10) residential lots and came up with one ERU equal to 3,200 sf (see Appendix A). At the time of this study, there are 371 residential properties within the Village. Each single family residential property will be charged for one (1) ERU regardless of their individual impervious areas.

The next step was to determine the amount of impervious area for each commercial, institutional and multi-family property within the Village (there are twenty (20) at the time of this study). Impervious area delineations were completed for each of these properties (see Appendix B). The impervious area for each commercial lot was divided by the ERU square footage of 3,200 sf to determine the number of ERUs for each of these properties.

The following is a summary of all ERUs within the Village of Maineville at the time of this study.

VILLAGE OF MAINEVILLE ERU SUMMARY			
RESIDENTIAL			ERUs
Number of Single Family Residential Properties		371	371
COMMERCIAL / INSTITUTIONAL / MULTI-FAMILY			
Property ID #	Name/Address	Impervious Area (sf)	ERUs*
11	Maineville Baptist	30,620	9.57
12	15 E. Fosters-Maineville	13,275	4.15
13	8191 S.R. 48	122,400	38.25
14	8177 S.R. 48	21,275	6.65
15	8165 S.R. 48	2,900	0.91
16	8159 S.R. 48	3,520	1.10
17	41, 43 & 47 W. Fosters-Maineville	12,375	3.87
18	69 W. Fosters-Maineville	24,450	7.64
19	103 W. Fosters-Maineville	48,150	15.05
20	289 W. Fosters-Maineville	3,835	1.20
21	62 & 76 W. Fosters-Maineville	18,610	5.82
22	48 W. Fosters-Maineville	8,950	2.80
23	34 W. Fosters-Maineville	25,940	8.11
24	8143 S.R. 48	4,050	1.27
25	8133 S.R. 48	11,050	3.45
26	8073 S.R. 48	9,280	2.90
27	8080 S.R. 48	51,510	16.10
28	8126 & 8134 S.R. 48	17,900	5.59
29	8144 S.R. 48	14,290	4.47
30	60 E. Fosters-Maineville	35,100	10.97
Total Commercial IA		479,480	149.84
Total ERUs			520.84

* 1 ERU = 3,200 sf, see Appendix A

Utility Expenditures / Fee Ranges

To help the Village determine a rate per ERU, CDS has provided a table on the following page listing revenue generated for various ERU rates, ranging from one dollar to 6 dollars per ERU. The total is provided for both monthly and yearly revenue. With this revenue, we anticipate the Village will make the yearly payments to Warren County Soil and Water Conservation District for inclusion into their NPDES Phase 2 Program. For 2010, we were informed that the yearly fee is \$4,687.50. We also anticipate the Village using this revenue to fund administrative costs for both the SW utility itself, as well as FEMA / Floodplain program administration. These expenditures were estimated to be \$2,000 and \$1,200, respectively. For purposes of this study, those costs were assumed to be fixed. The remaining revenue is anticipated to be utilized for storm infrastructure maintenance, repairs and replacement. According to GIS data provided by Warren County, the Village of Maineville has approximately 224 storm sewer structures (including catch basins, manholes and headwalls) and 18,269 linear feet of storm sewer pipe. We provided the number of structures and feet of pipe that could be replaced yearly at the various ERU rates.

VILLAGE OF MAINEVILLE REVENUE GENERATED AND EXAMPLE APPLICATIONS

Monthly Fee per ERU	Total Number of ERUs (Sept/2010)	Revenue Generated per Month	Annual Revenue Generated	Remaining Revenue After Annual Fees*	Structures Replaced per year (EA)**	Pipe Replaced per year (LF)***	Total Cost of Infrastructure Improvements	Remaining Revenue
\$1.00		\$521	\$6,250.08	(\$1,637.42)	0	0	\$0.00	(\$1,637.42)
\$2.00		\$1,042	\$12,500.16	\$4,612.66	0	38	\$4,560.00	\$52.66
\$3.00	520.84	\$1,563	\$18,750.24	\$10,862.74	1	57	\$10,840.00	\$22.74
\$4.00		\$2,083	\$25,000.32	\$17,112.82	2	75	\$17,000.00	\$112.82
\$5.00		\$2,604	\$31,250.40	\$23,362.90	3	94	\$23,280.00	\$82.90
\$6.00		\$3,125	\$37,500.48	\$29,612.98	4	113	\$29,560.00	\$52.98

* Includes Warren County NPDES Fee based on 2010 rate of \$4,687.50, Floodplain Administration costs of \$1,200 and estimated Stormwater Utility Administration fee of \$2,000.

** Assumes \$4,000 per structure (price includes design and construction)

*** Assumes \$120 per lineal foot of pipe (price includes design and construction)

Appendix A

Equivalent Residential Unit (ERU) Determination

CDS Associates, Inc.

PROJECT: STORM WATER UTILITY STUDY
 VILLAGE OF MAINEVILLE

DATE: 6/25/10
 PROJECT: 2010013-001

**SINGLE-FAMILY RESIDENTIAL IMPERVIOUS AREA
 AVERAGE (TO BE USED FOR ERU DETERMINATIONS)**

NO.	ADDRESS	IMPERVIOUS AREA	Unit of Measure
1	420 BUNCHBERRY DRIVE	2,980	SF
2	8191 MELROSE LANE	3,330	SF
3	8146 SYCAMORE STREET	3,585	SF
4	7907 MULBERRY STREET	3,365	SF
5	8016 S.R. 48	3,310	SF
6	7900 RAVENWOOD LANE	2,980	SF
7	86 WILLOWRIDGE COURT	3,690	SF
8	207 DEERSHADOW ROAD	3,010	SF
9	339 NIGHTWIND DRIVE	2,590	SF
10	707 HUMMINGBIRD WAY	3,170	SF
TOTAL I.A.		32,010	SF
# OF PROPERTIES		10	
SINGLE-FAMILY RESIDENTIAL IMPERVIOUS AREA AVERAGE		3,200	SF

420 BUNCHBERRY DR.



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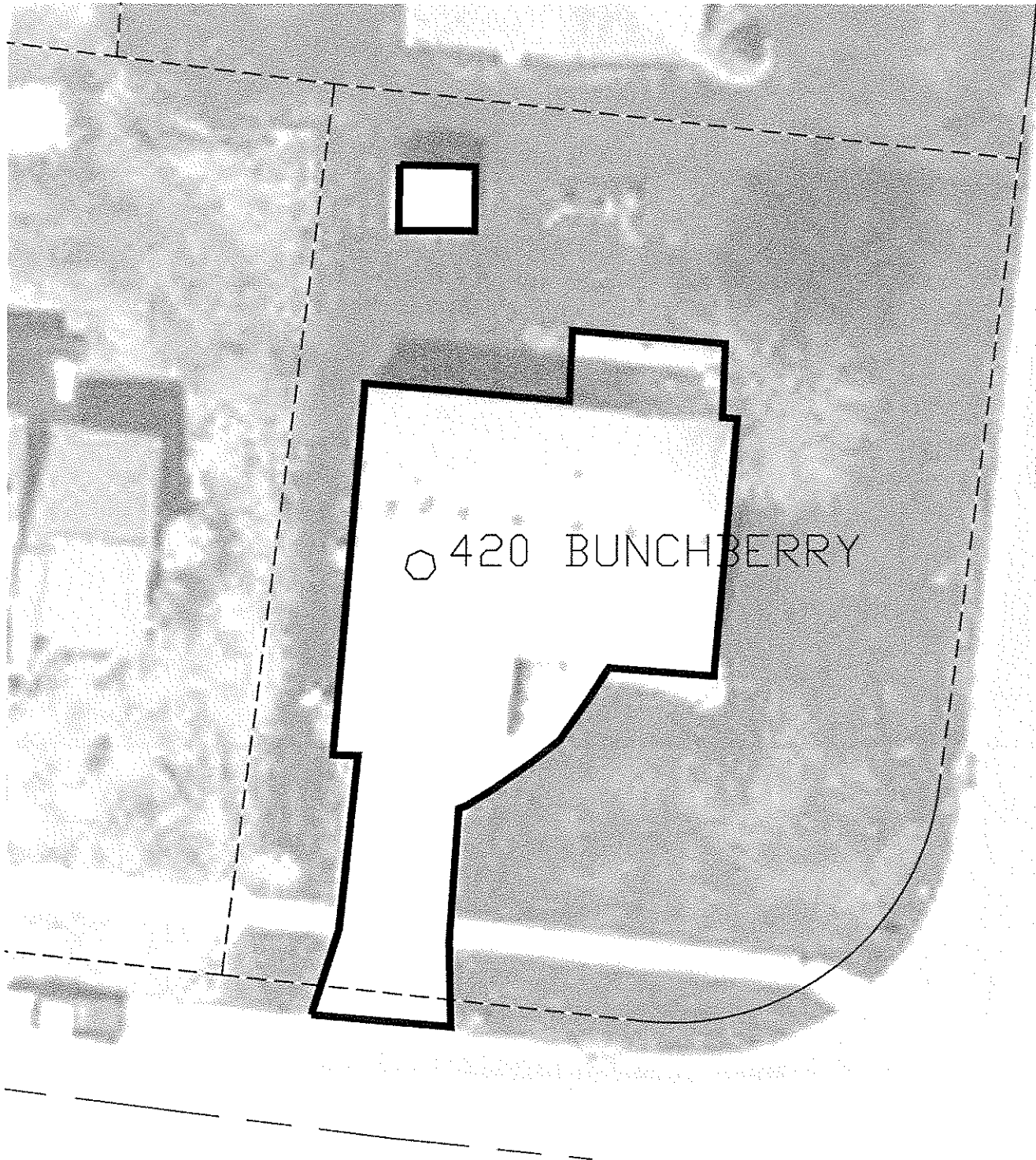
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BY: GHEI DATE: 6/24/2010



1

SCALE: 1"=20'



IMPERVIOUS AREA = 2980 S.F.

8191 MELROSE LN.



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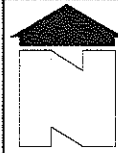
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2

SCALE: 1"=20'



IMPERVIOUS AREA = 3330 S.F.

8146 SYCAMORE ST.



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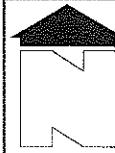
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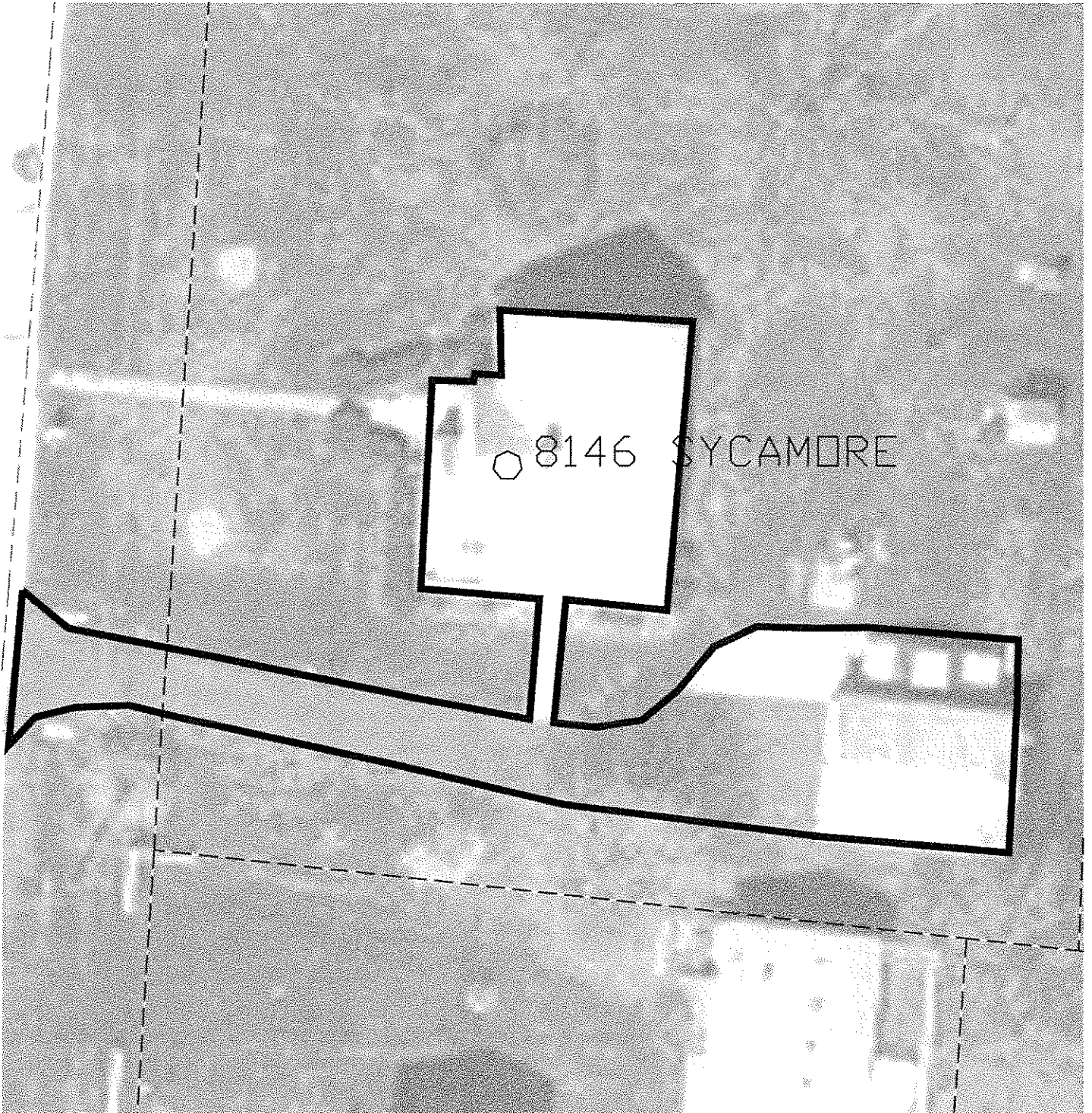
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3

SCALE: 1"=20'



IMPERVIOUS AREA = 3585 S.F.

7907 MULBERRY ST.



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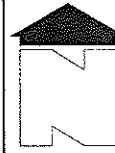
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4

SCALE: 1"=20'



IMPERVIOUS AREA = 3365 S.F.

8016 S.R. 48



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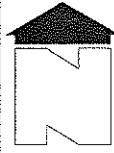
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5

SCALE: 1"=20'



IMPERVIOUS AREA = 3310 S.F.

7900 RAVENWOOD LN.



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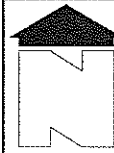
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6

SCALE: 1"=20'



IMPERVIOUS AREA = 2980 S.F.

86 WILLOW RIDGE CT.



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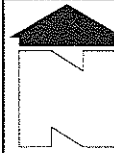
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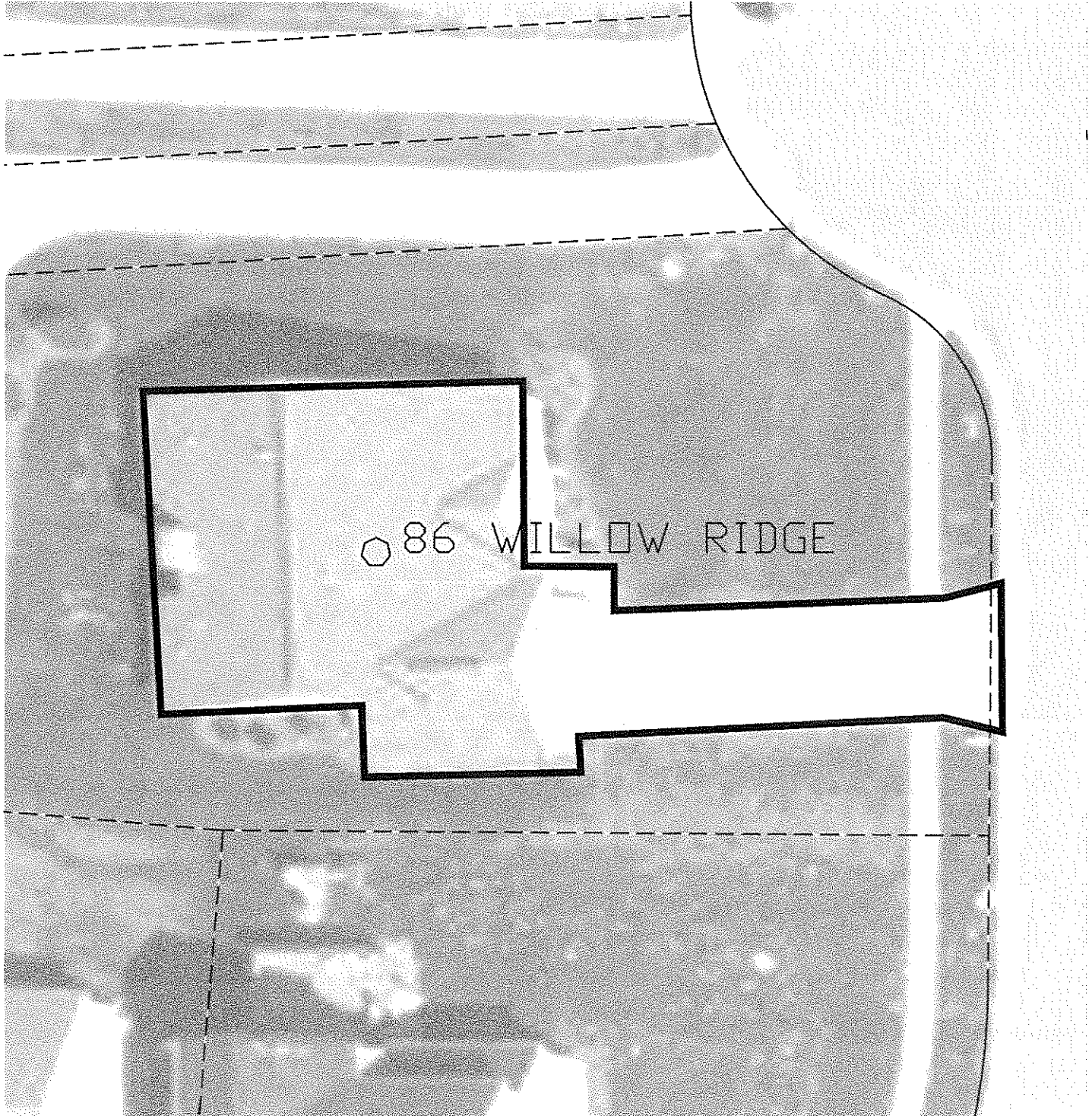
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7

SCALE: 1"=20'



IMPERVIOUS AREA = 3690 S.F.

207 DEERSHADOW RD.



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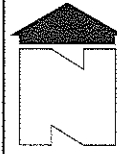
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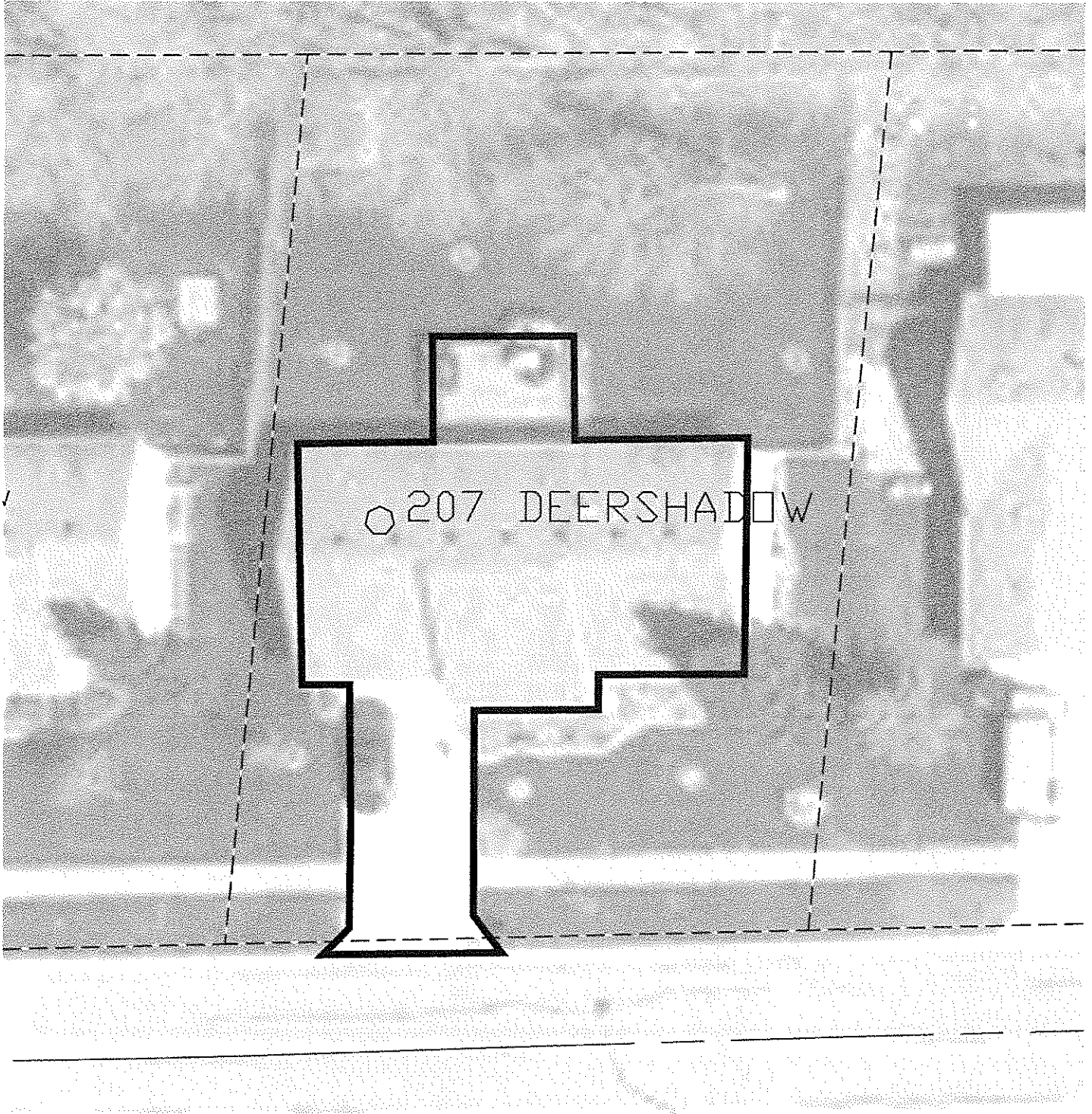
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8

SCALE: 1"=20'



IMPERVIOUS AREA = 3010 S.F.

339 NIGHTWIND DR.



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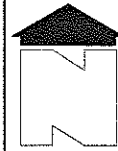
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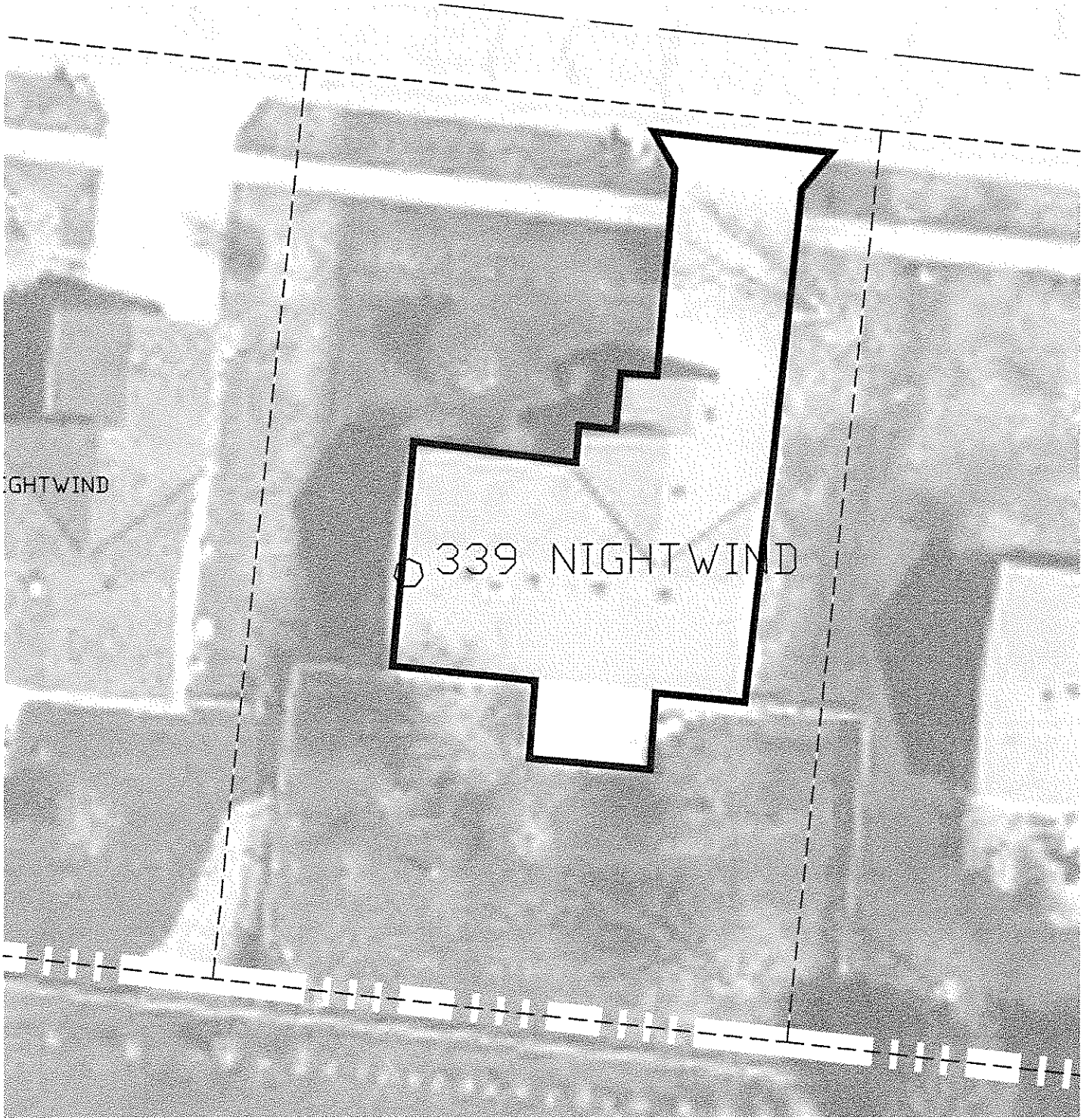
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9

SCALE: 1"=20'



IMPERVIOUS AREA = 2590 S.F.

707 HUMMINGBIRD WAY



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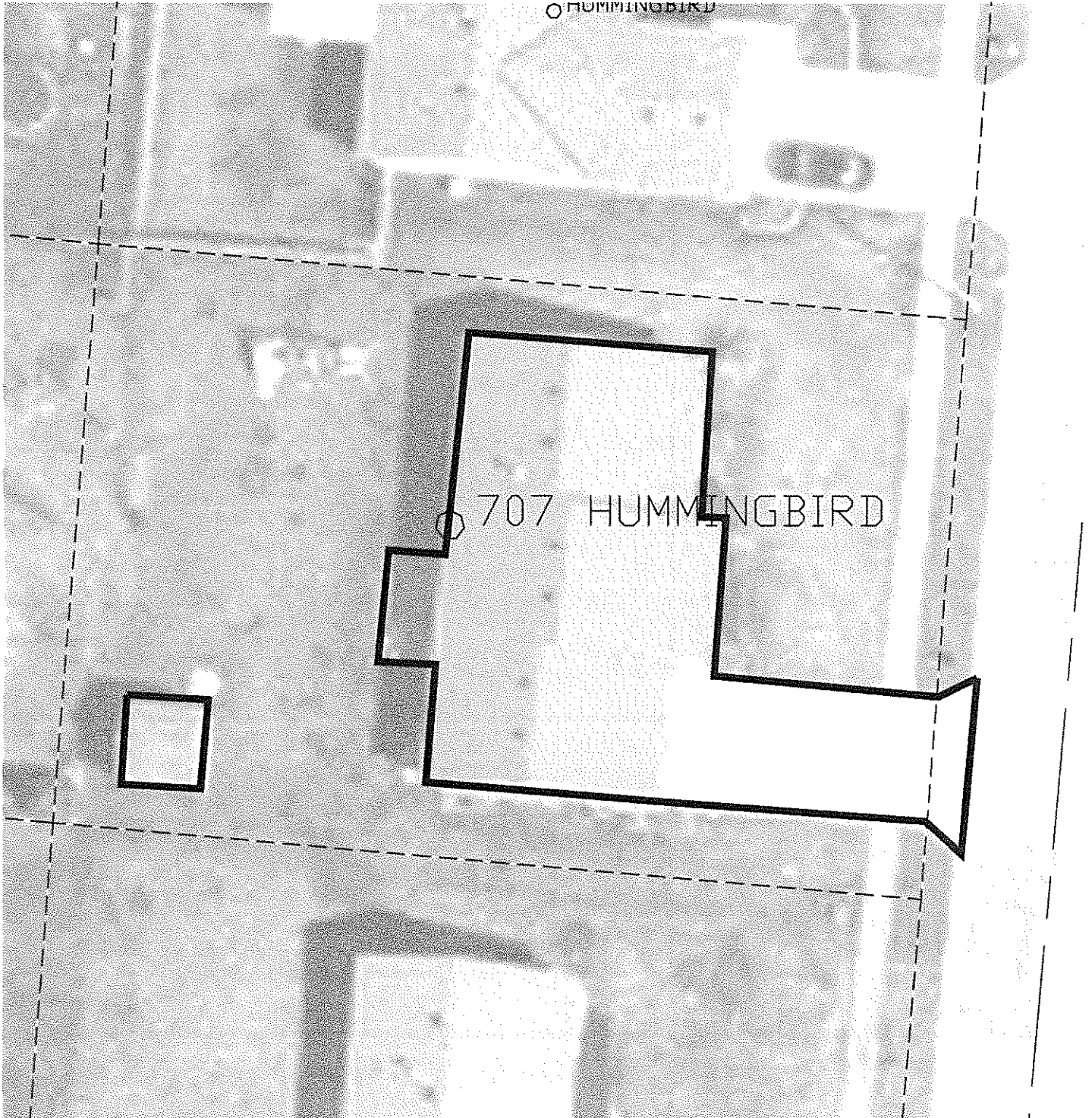
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10

SCALE: 1"=20'



IMPERVIOUS AREA = 3170 S.F.

Appendix B

Commercial ERU Determination

COMMERCIAL PROPERTY INDEX



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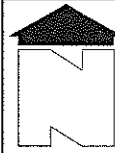
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INDEX

SCALE: 1"=400'



IMPERVIOUS AREA = 479,480 S.F.

MAINEVILLE BAPTIST CHURCH



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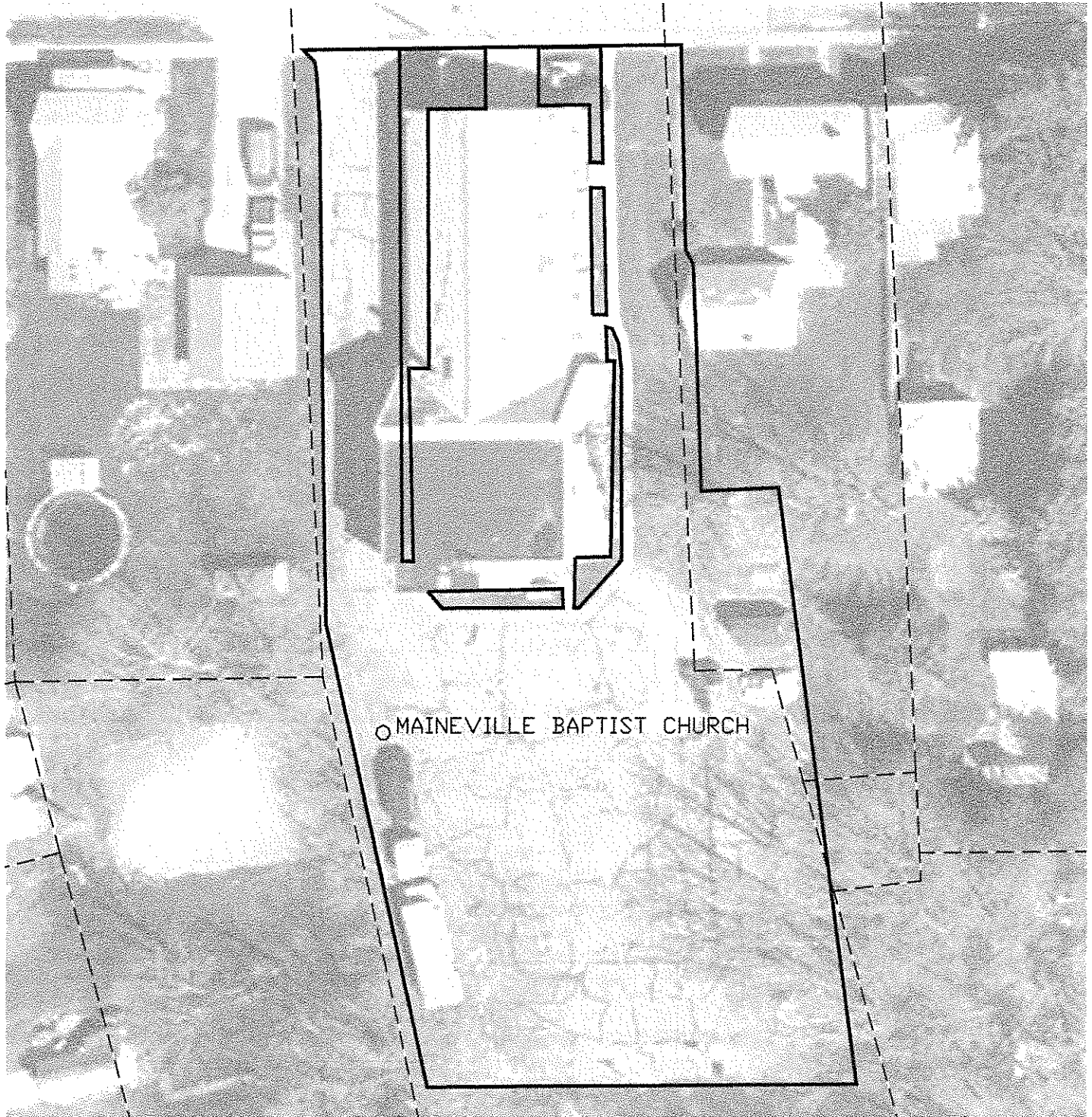
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11

SCALE: 1"=40'



IMPERVIOUS AREA = 30,620 S.F.

15 E. FOSTERS MAINEVILLE RD.



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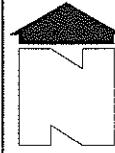
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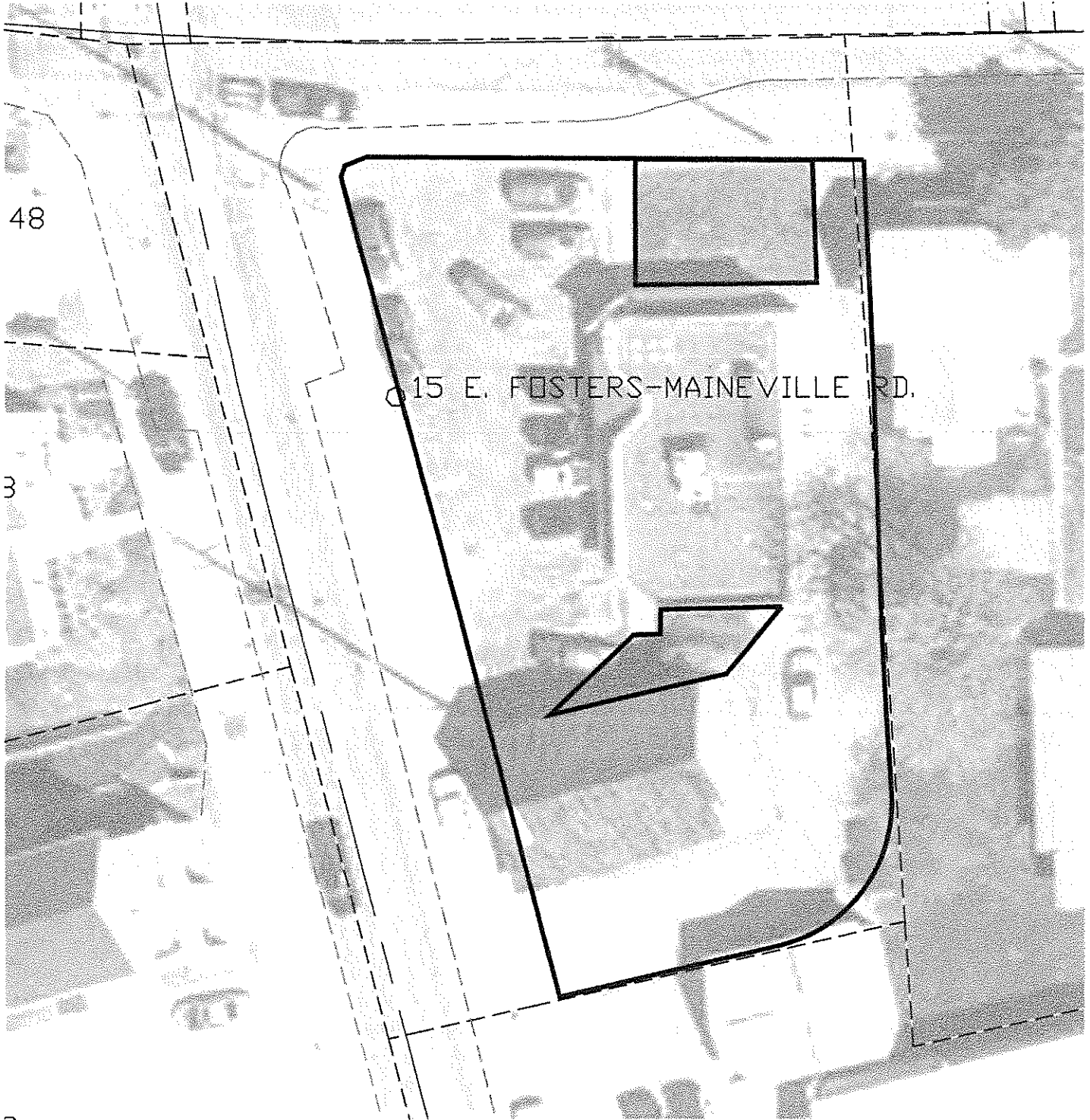
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12

SCALE: 1"=30'



IMPERVIOUS AREA = 13,275 S.F.

8191 S.R. 48



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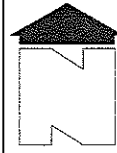
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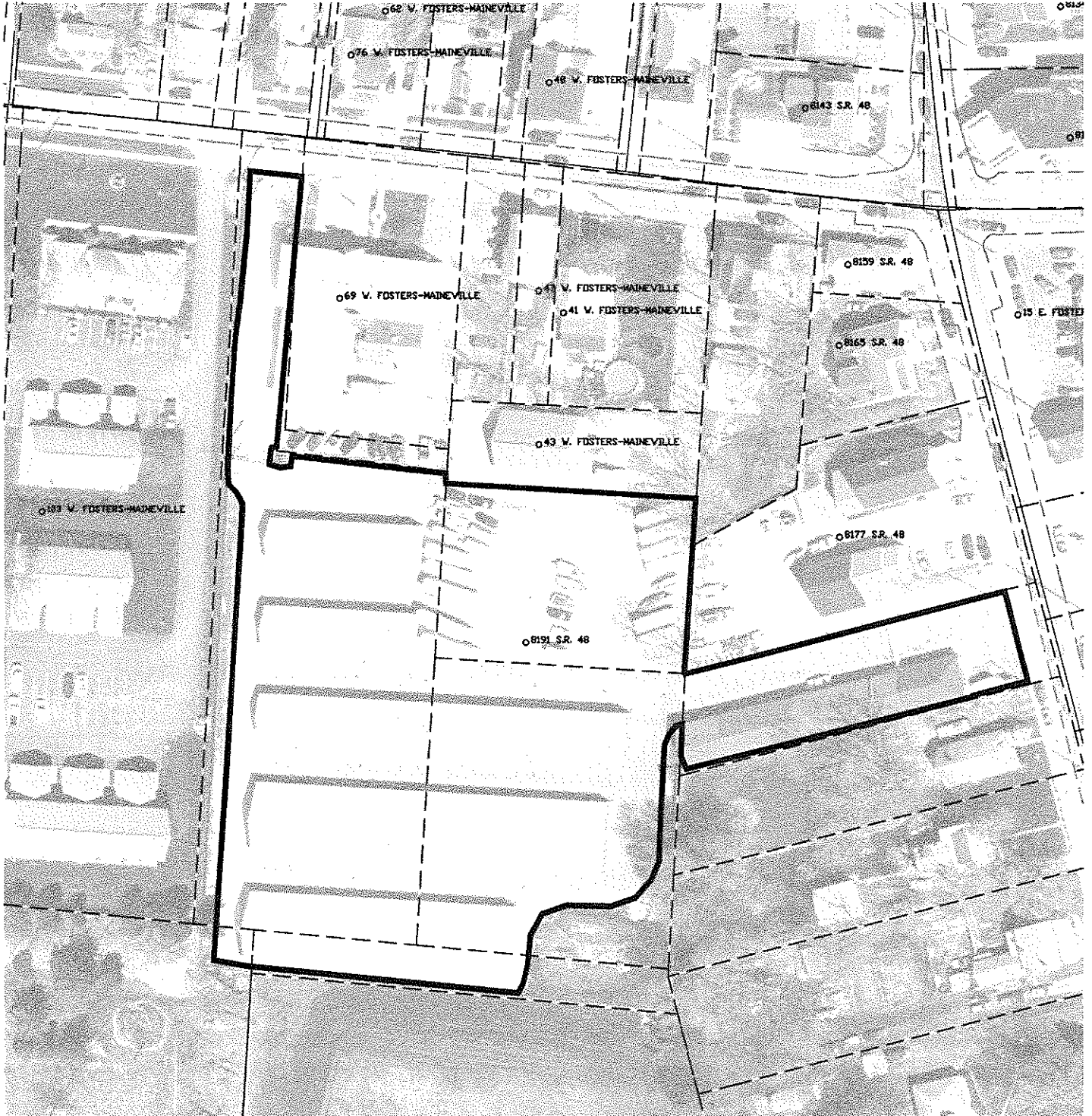
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13

SCALE: 1"=100'



IMPERVIOUS AREA = 122,400 S.F.

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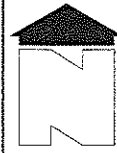
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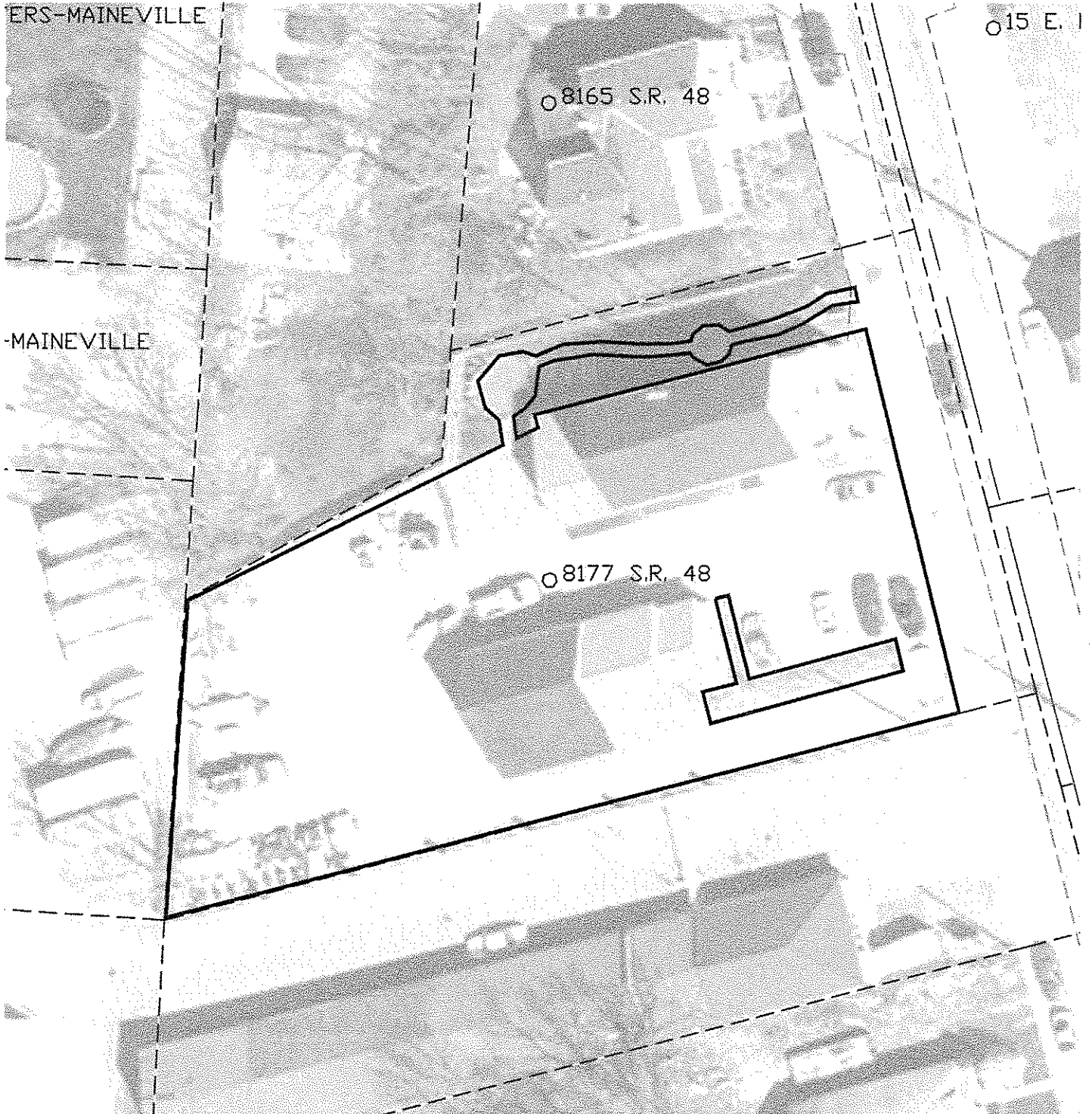
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14

SCALE: 1"=40'



IMPERVIOUS AREA = 21,275 S.F.

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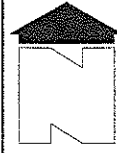
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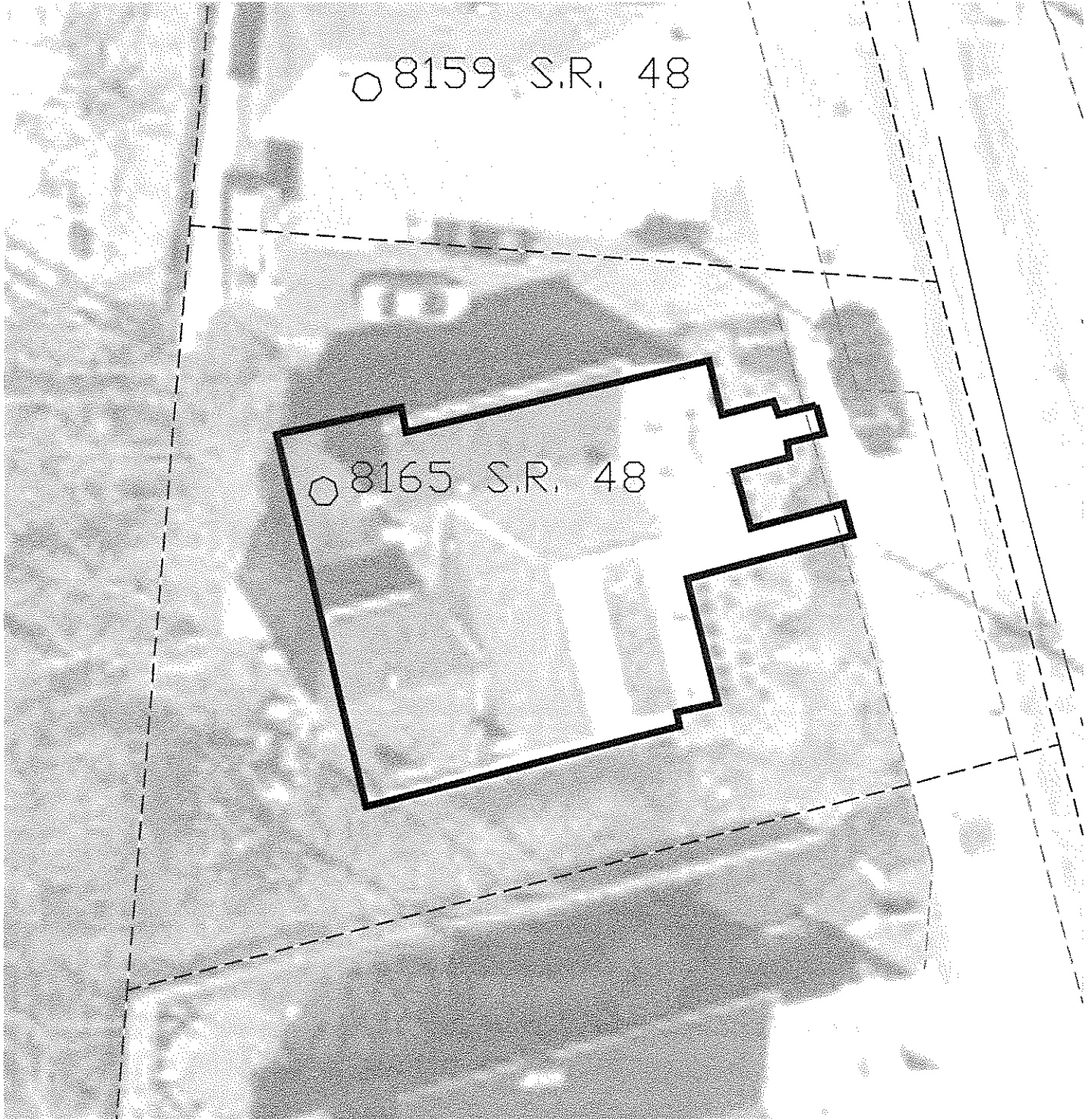
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15

SCALE: 1"=20'



IMPERVIOUS AREA = 2900 S.F.

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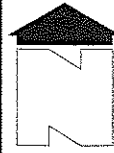
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STORM WATER UTILITY STUDY

PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/24/2010



16

SCALE: 1"=20'



IMPERVIOUS AREA = 3520 S.F.

41, 43, & 47 W. FOSTERS MAINEVILLE RD.



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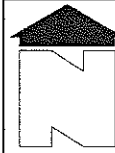
11120 Kenwood Road
Cincinnati, Ohio 45242-1818
(616) 513.791.1700
(616) 513.791.1936

7000 Dixie Highway
Florence, Kentucky 41042
(616) 859.525.0544
(616) 859.525.0561

PROJECT:
VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

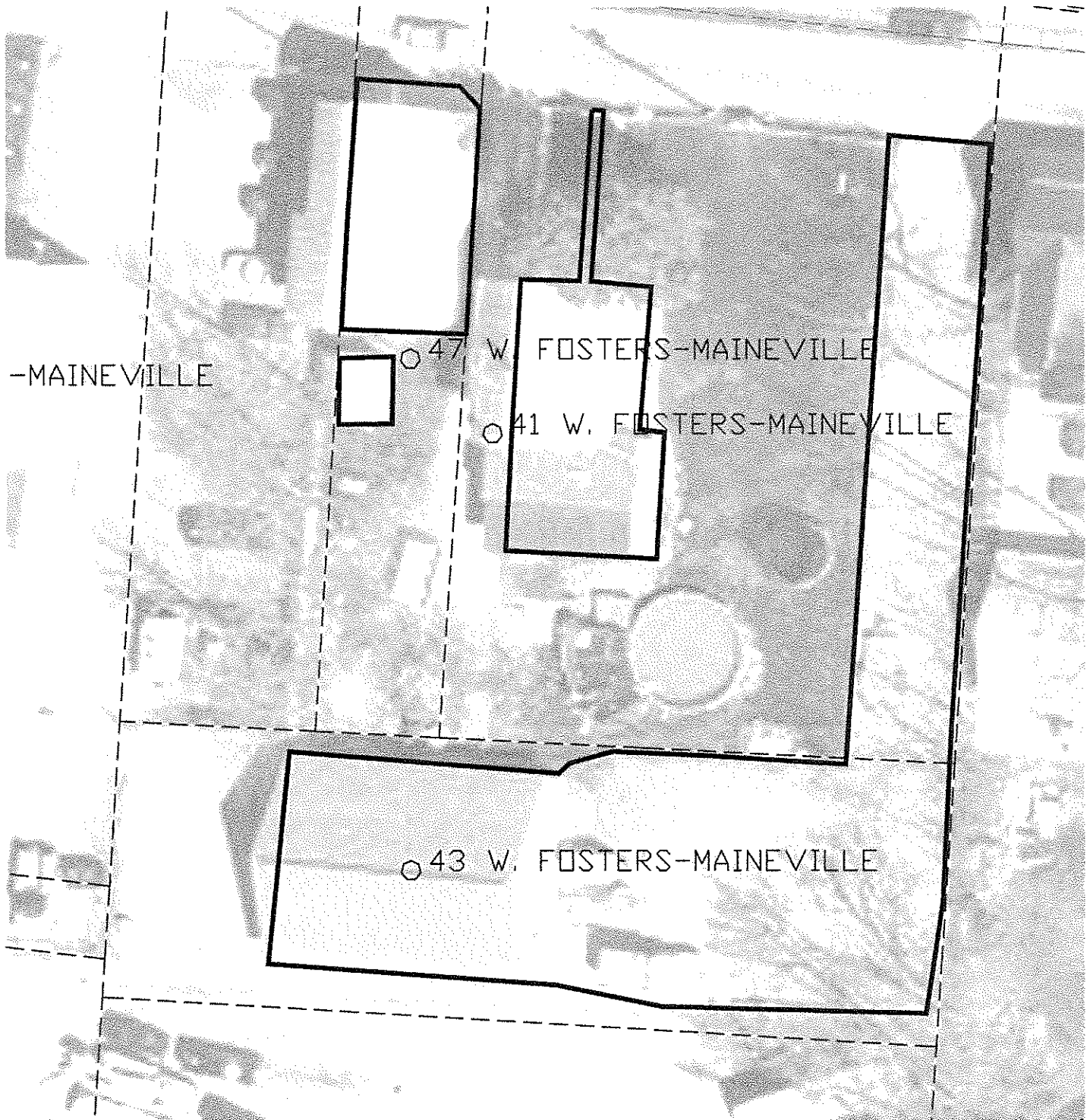
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/24/2010



17

SCALE: 1"=30'



IMPERVIOUS AREA = 12,375 S.F.

69 W. FOSTERS MAINEVILLE RD.



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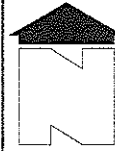
(p) 859.525.0544
(f) 859.525.0561

PROJECT:

VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

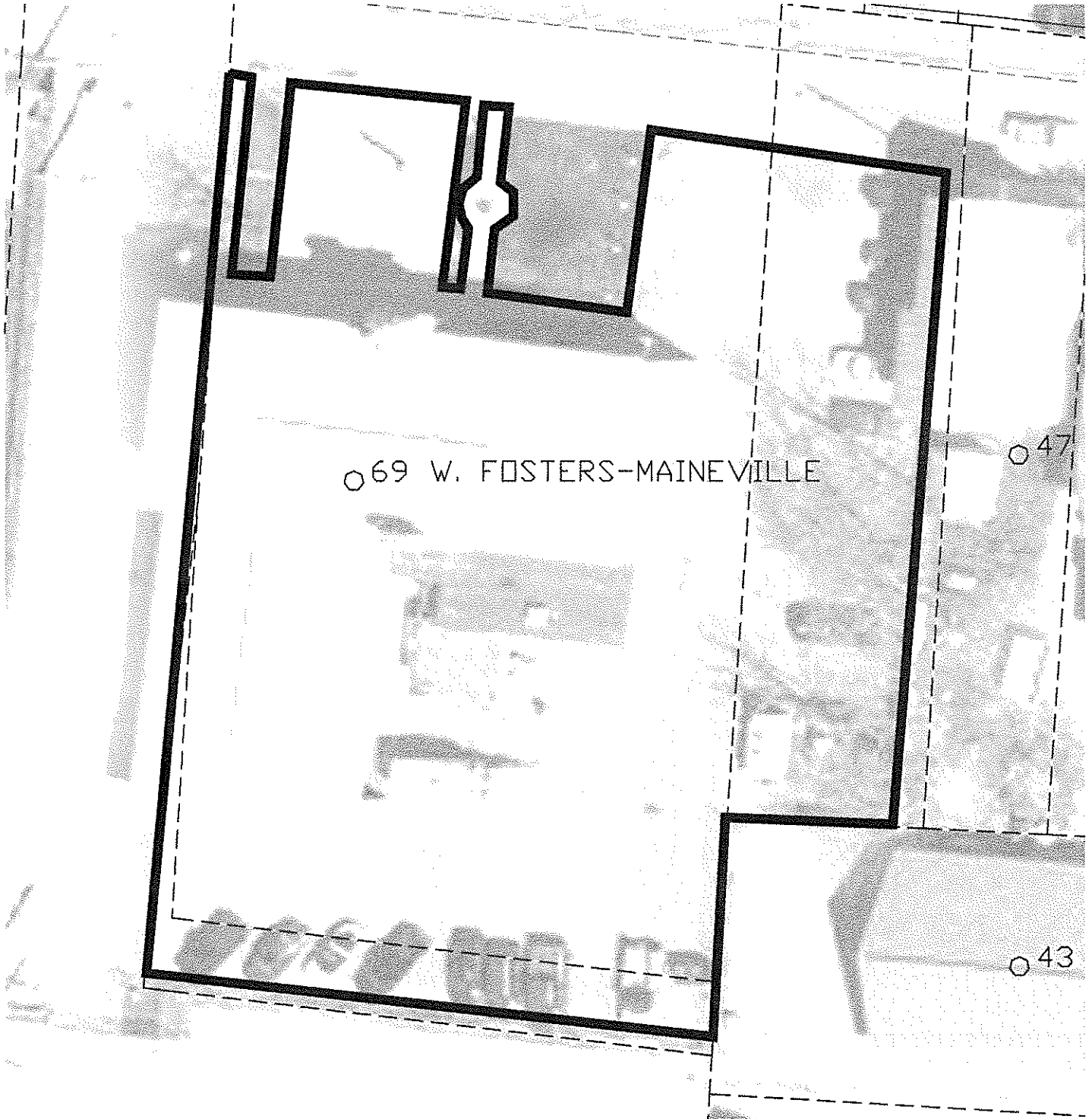
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/24/2010



18

SCALE: 1"=30'



IMPERVIOUS AREA = 24,450 S.F.

103 W. FOSTERS MAINEVILLE RD.



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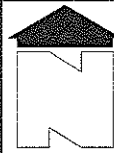
(616) 859.525.0561

PROJECT:

VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

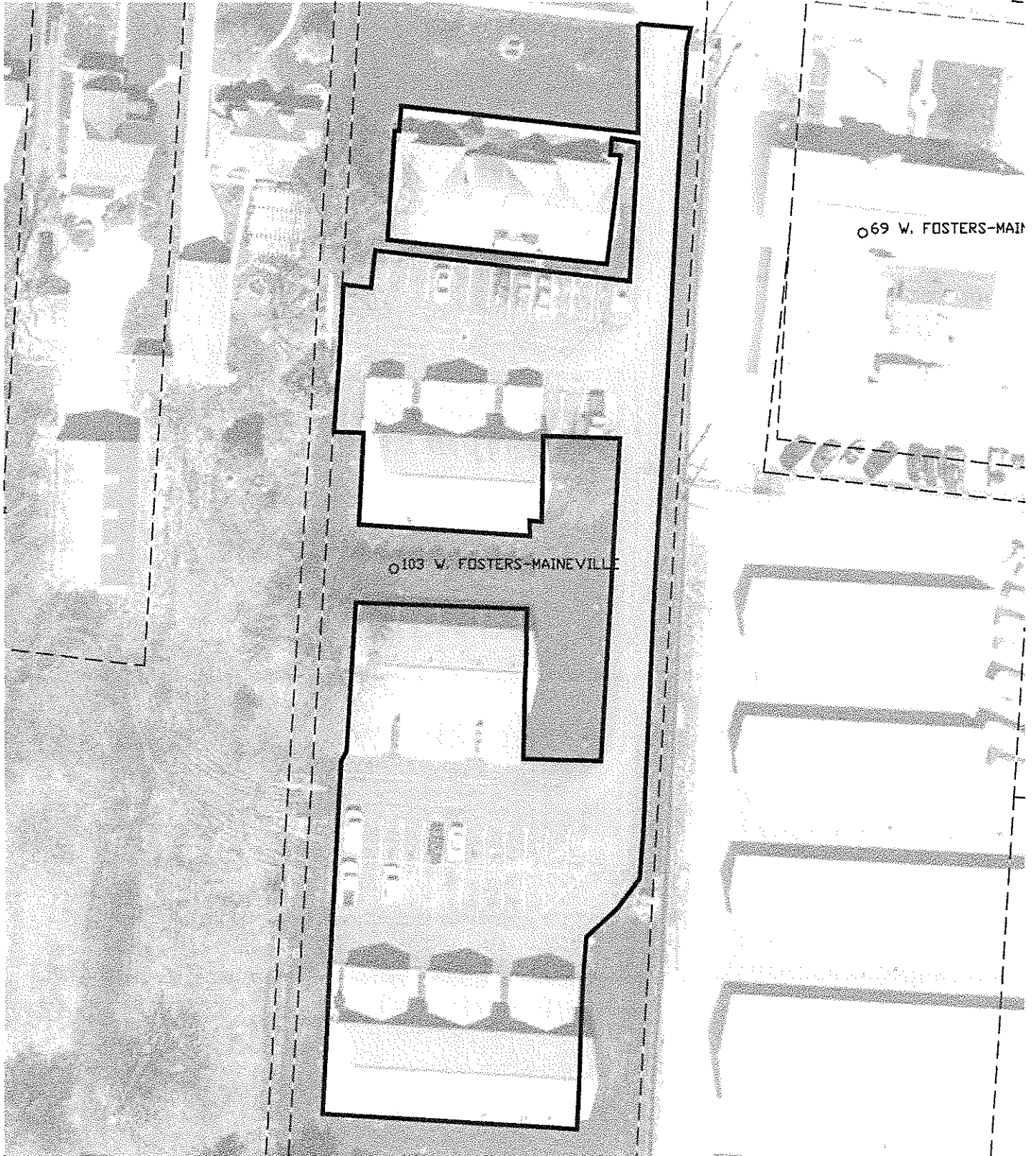
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/29/2010



19

SCALE: 1"=60'



IMPERVIOUS AREA = 48,150 S.F.

289 W. FOSTERS MAINEVILLE RD.



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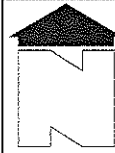
☎ 859.525.0561

PROJECT:

VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/29/2010



20

SCALE: 1"=20'



IMPERVIOUS AREA = 3,835 S.F.

62 & 76 W. FOSTERS MAINEVILLE RD.



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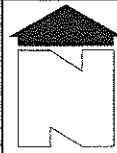
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PROJECT:
VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/29/2010



21

SCALE: 1"=30'



IMPERVIOUS AREA = 18,610 S.F.

48 W. FOSTERS MAINEVILLE RD.



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PROJECT:

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STORM WATER UTILITY STUDY

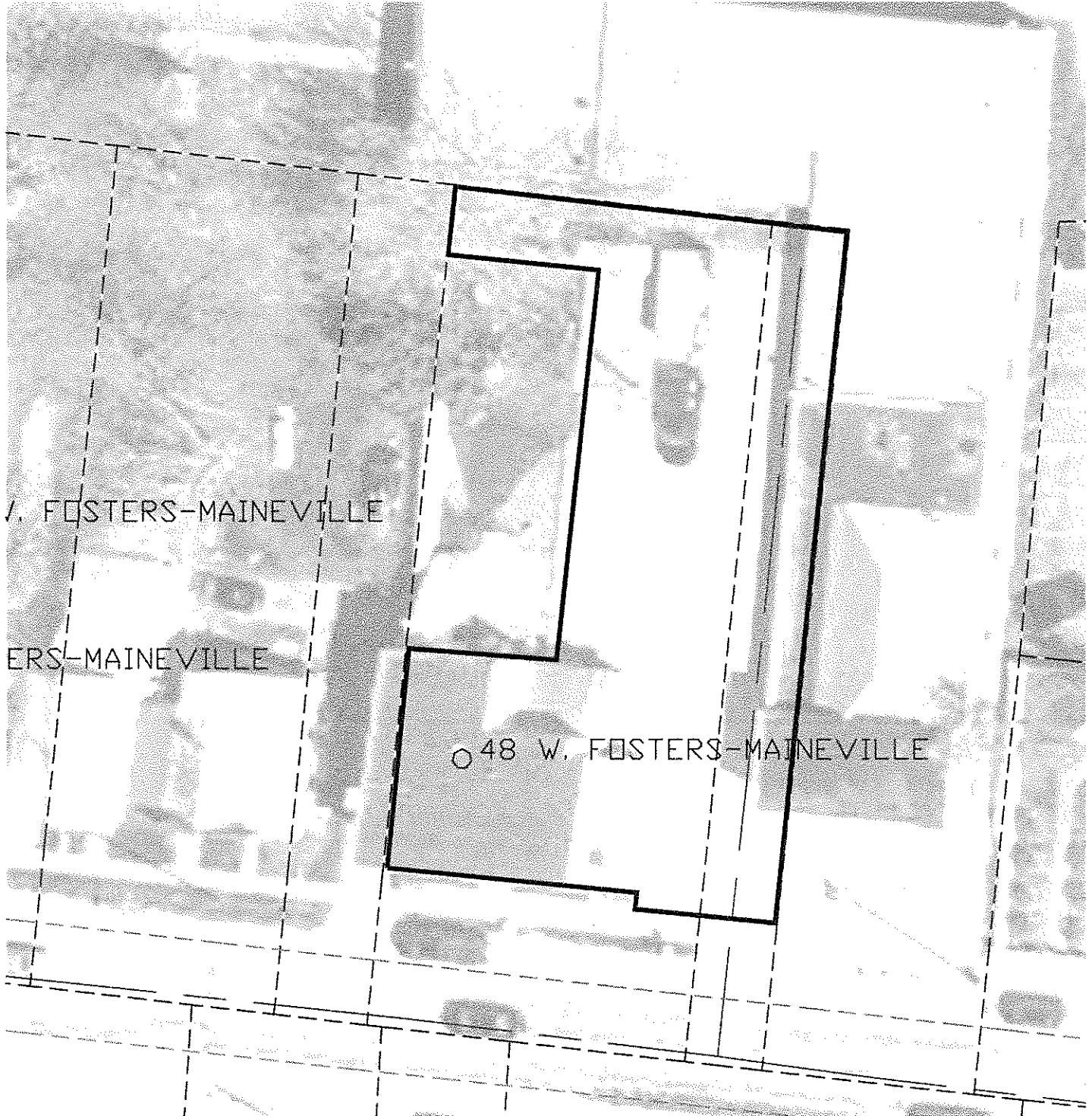
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/29/2010



22

SCALE: 1"=30'



IMPERVIOUS AREA = 8,950 S.F.

34 W. FOSTERS MAINEVILLE RD.



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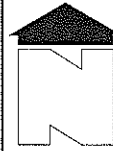
11120 Kenwood Road
Cincinnati, Ohio 45242-1818
(513) 513.7911
(513) 513.7911.1936

7000 Dixie Highway
Florence, Kentucky 41042
(859) 859.5255
(859) 859.5255.0561

PROJECT:
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STORM WATER UTILITY STUDY

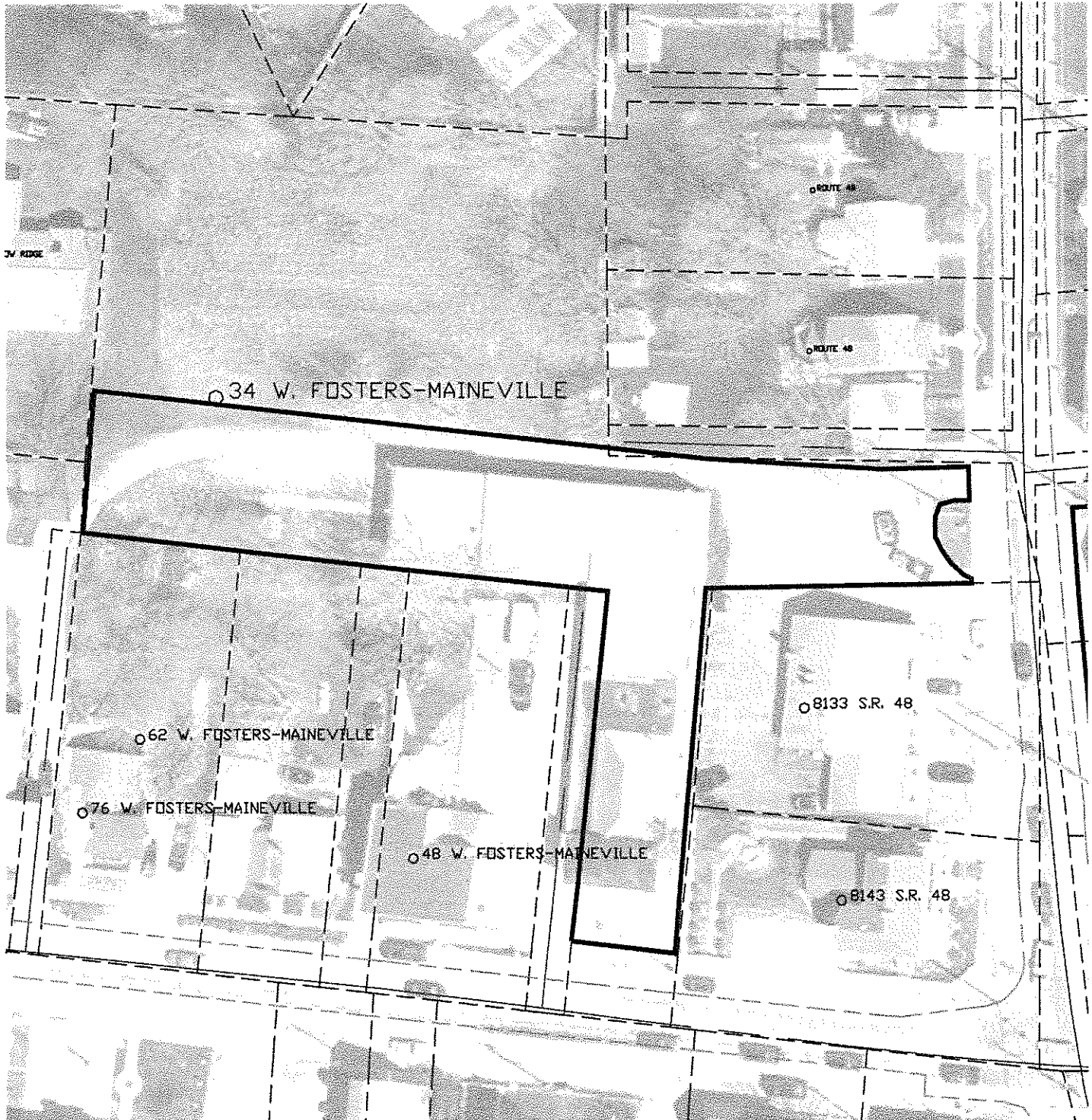
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/29/2010



23

SCALE: 1"=60'



IMPERVIOUS AREA = 25,940 S.F.

8143 S.R. 48



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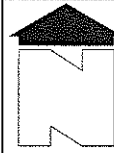
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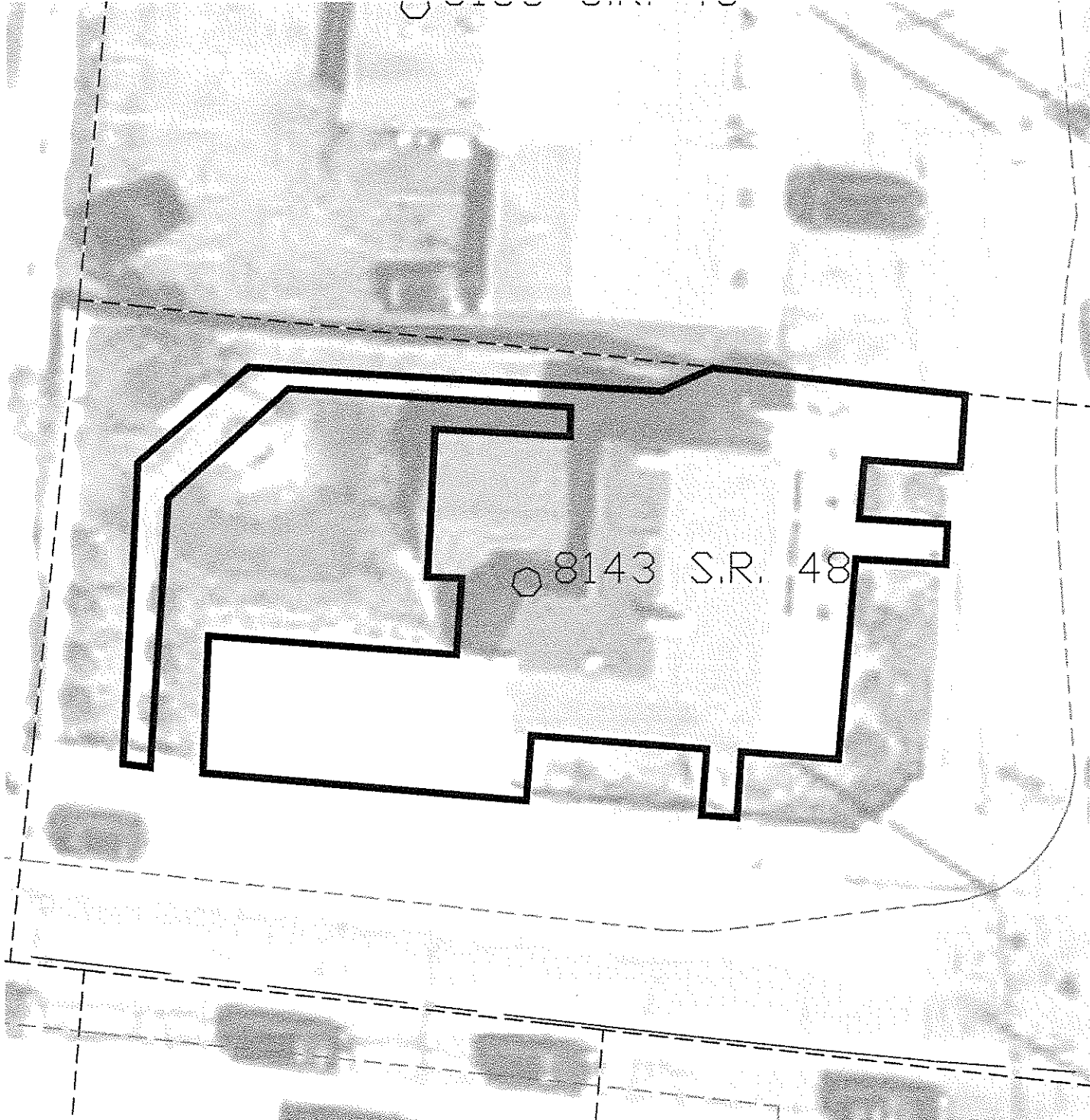
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



24

SCALE: 1"=20'



IMPERVIOUS AREA = 4,050 S.F.

8133 S.R. 48



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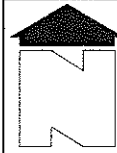
7000 Dixie Highway
Florence, Kentucky 41042

(p) 859.525.0544
(f) 859.525.0561

PROJECT:
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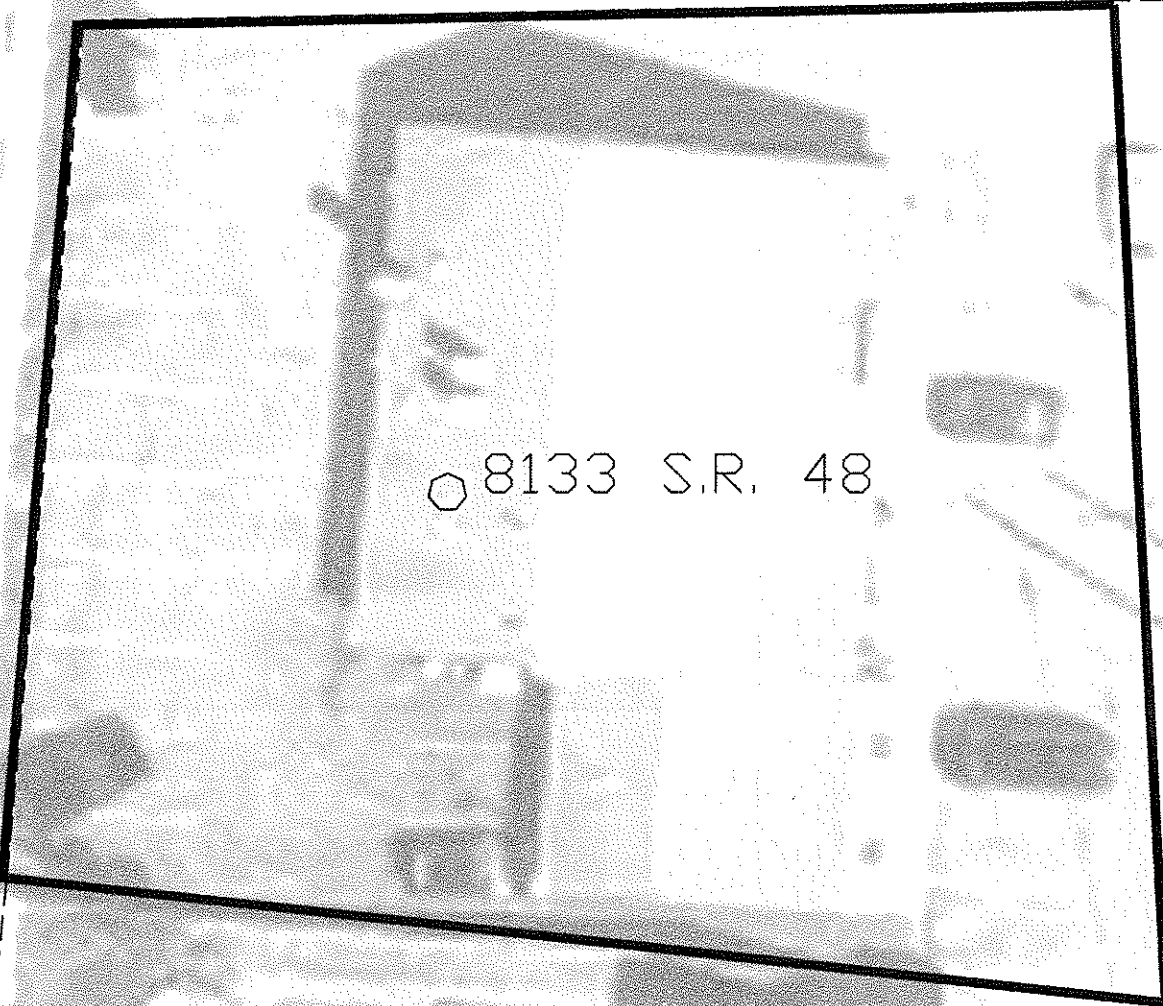
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



25

SCALE: 1"=20'



8133 S.R. 48

IMPERVIOUS AREA = 11,050 S.F.

8073 S.R. 48



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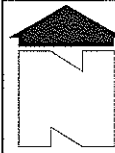
(f) 859.525.0561

PROJECT:

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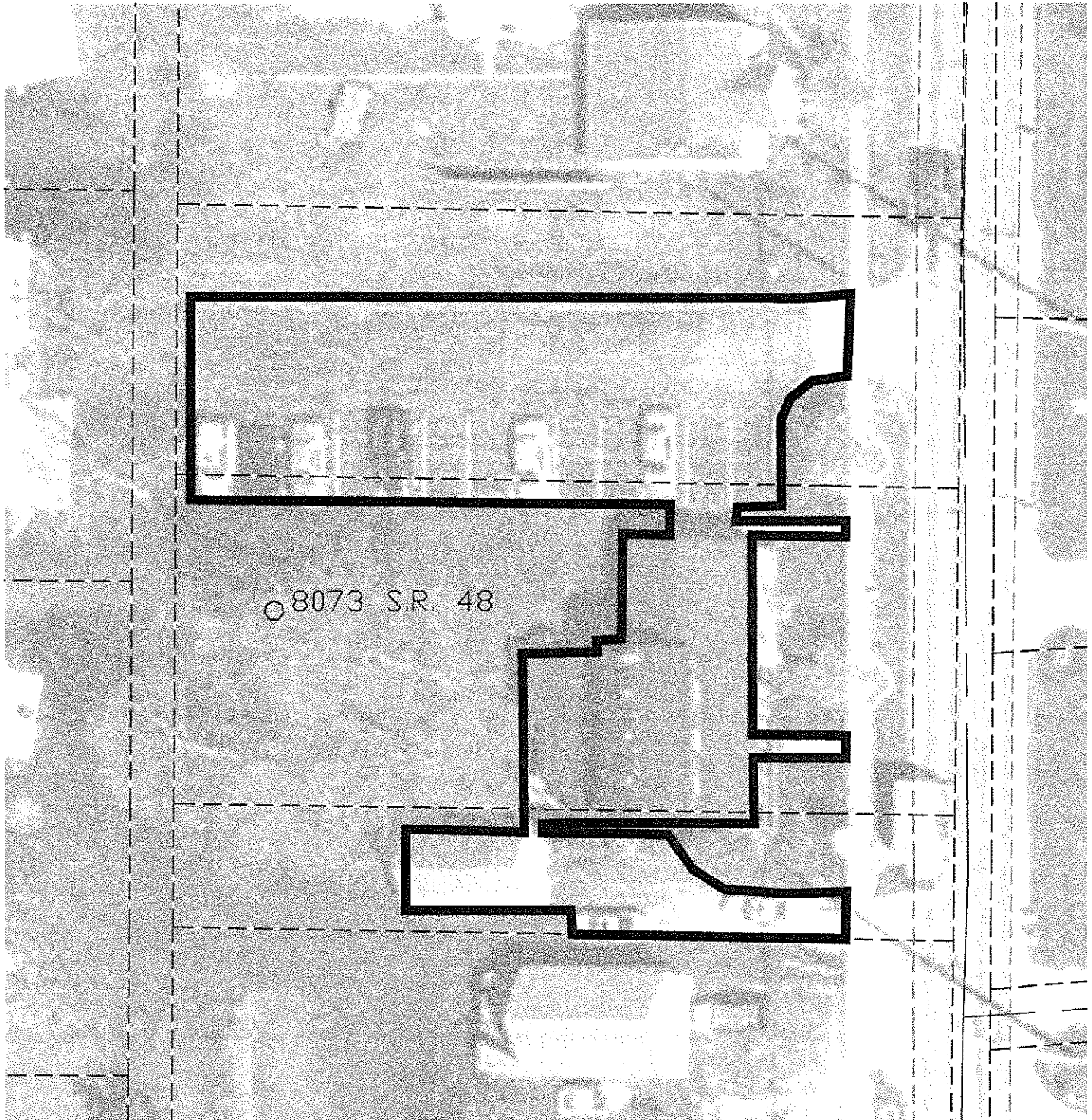
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



26

SCALE: 1"=30'



IMPERVIOUS AREA = 9,280 S.F.

8080 S.R. 48



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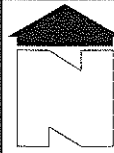
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PROJECT:
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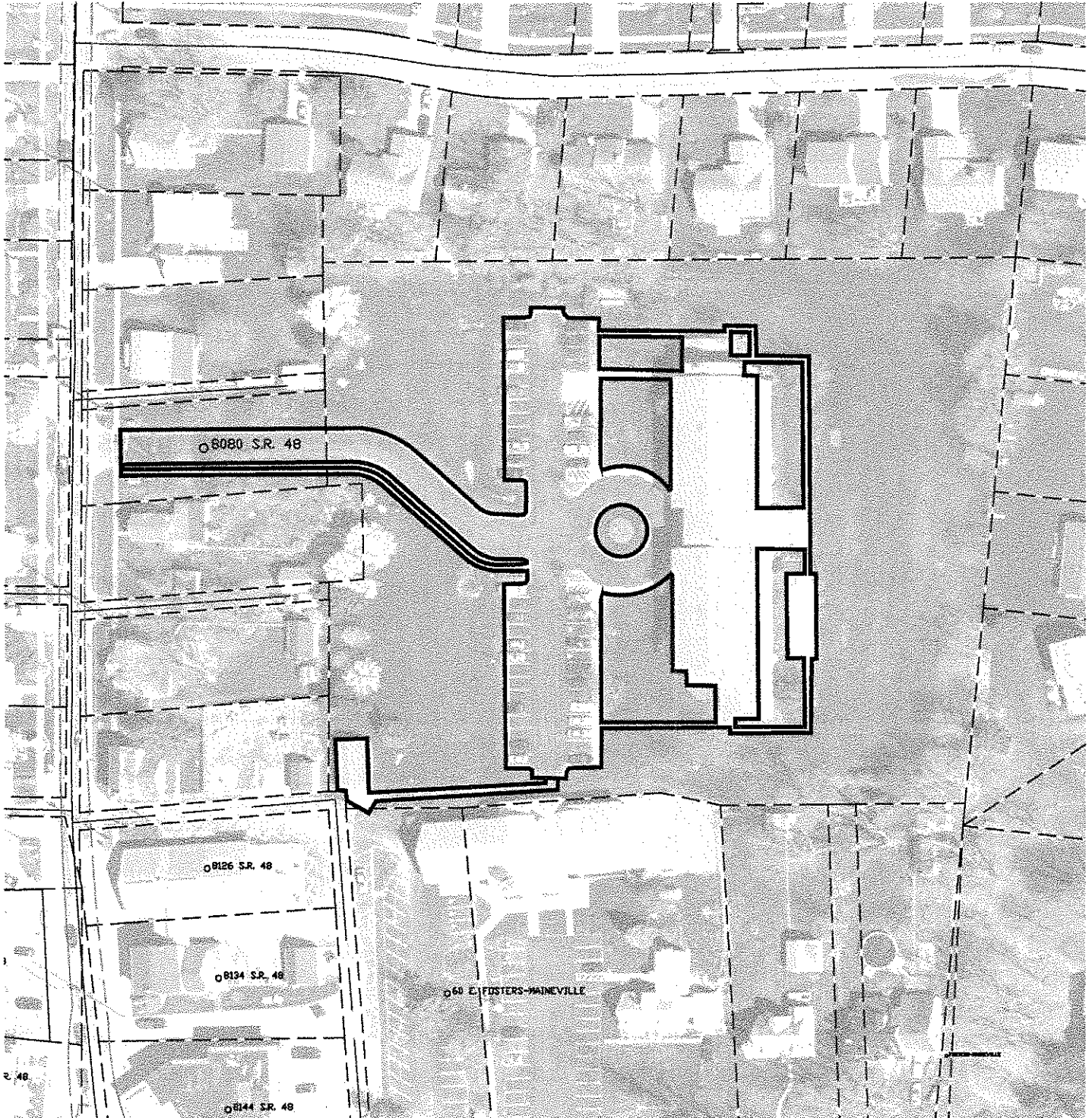
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



27

SCALE: 1"=100'



IMPERVIOUS AREA = 51,510 S.F.

8126 & 8134 S.R. 48



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PROJECT:
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STORM WATER UTILITY STUDY

PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



28

SCALE: 1"=30'

○ 8126 S.R. 48

○ 8134 S.R. 48

IMPERVIOUS AREA = 17,900 S.F.

8144 S.R. 48



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(F) 859.525.0561

PROJECT:

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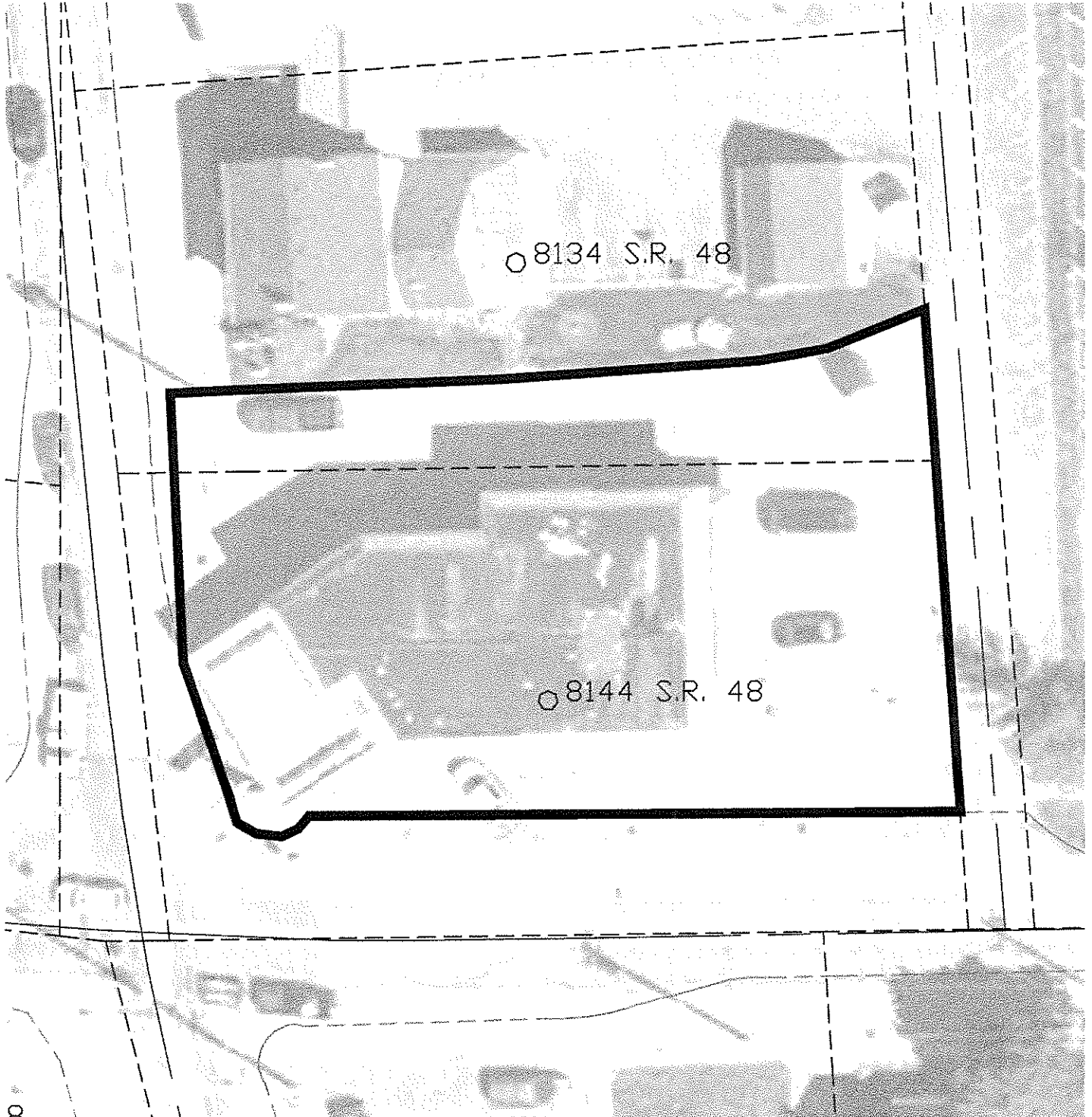
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



29

SCALE: 1"=30'



IMPERVIOUS AREA = 14,290 S.F.

60 E. FOSTERS MAINEVILLE RD.



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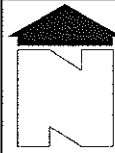
(f) 859.525.0561

PROJECT:

VILLAGE OF MAINEVILLE
STORM WATER UTILITY STUDY

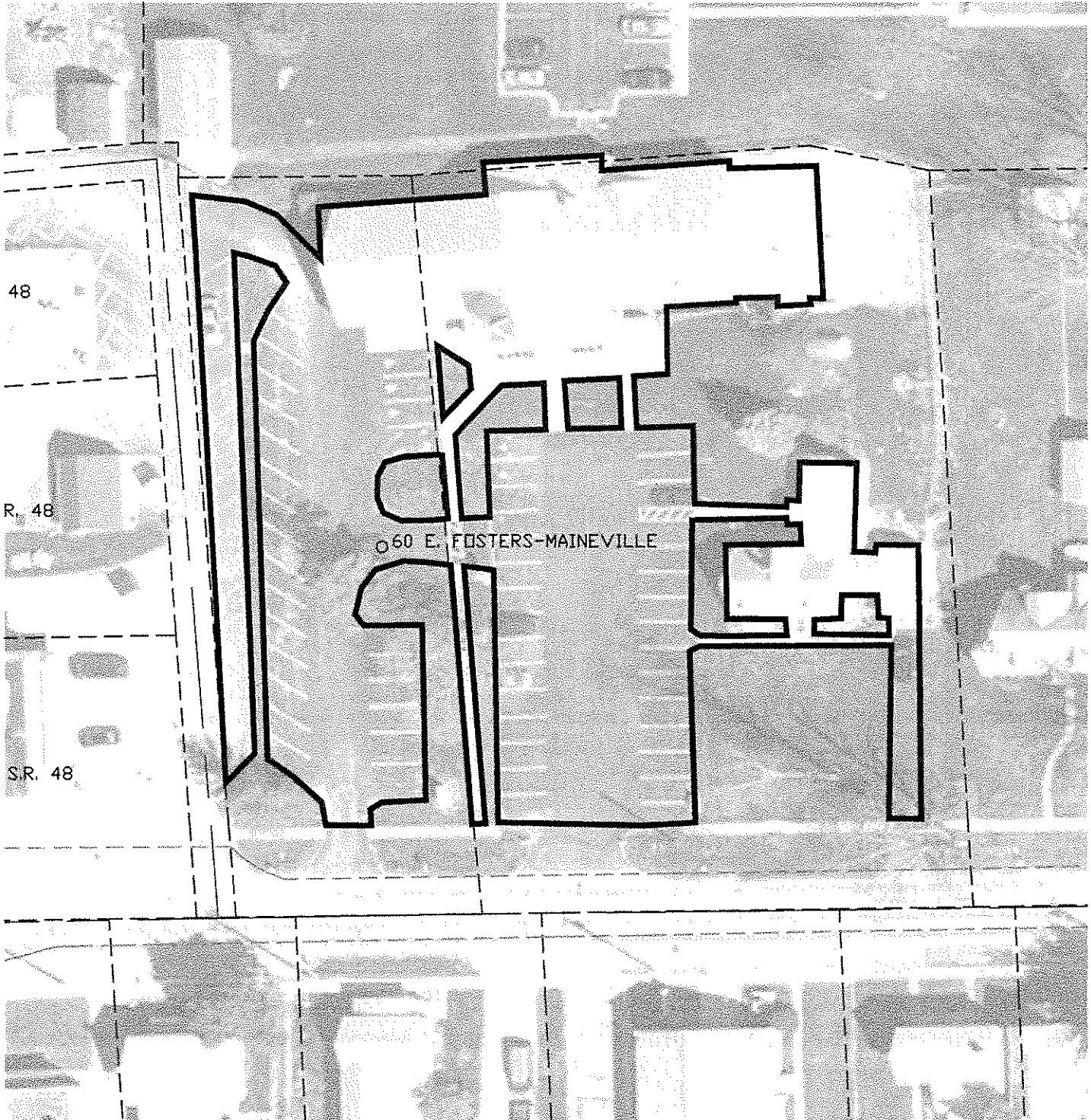
PROJECT NO.: 2010013-001

BY: GHEI DATE: 6/30/2010



30

SCALE: 1"=50'



IMPERVIOUS AREA = 35,100 S.F.

Appendix C

Warren County Auditor Property Information Sheets

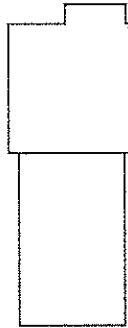
[Pay taxes online](#)

Property Summary

Parcel ID	16032270060	Current Owner	MAINEVILLE BAPTIST CHURCH	Property Value As Of	01-01-2009
Account Number	3202054	Property Address	W MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 41 0 acres	State Use Code	0685 - CHURCHES, PUBLIC WORSHIP, ETC.	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

Photographs of this property are available in the Auditor's office

[Click here for map tools](#)



[Click on sketch to view details](#)

Last Sale Amount	0	Year Built	1
Last Sale Date	0		
Book/Page	365/474	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$0.00	\$0.00	\$0.00	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$46,000	\$16,100
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$263,200	\$92,120
Delinquent Tax			\$0.00	Total	\$309,200	\$108,220
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$0.00	\$0.00	\$0.00			
Amount Paid	\$0.00	\$0.00	\$0.00			
Balance Due	\$0.00	\$0.00	\$0.00			

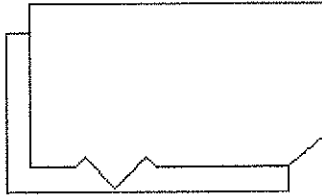
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Property Summary

Parcel ID	16044790010	Current Owner	HILDEBRANT ENTERPRISES I	Property Value As Of	01-01-2009
Account Number	3200698	Property Address	15 E FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: 47 0 acres	State Use Code	0430 - RESTAURANT, CAFETERIA OR BAR.	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1984
Last Sale Date	0		
Book/Page	0/0	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,524.95	\$1,524.95	\$3,049.90	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$55,630	\$19,470
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$139,800	\$48,930
Delinquent Tax			\$0.00	Total	\$195,430	\$68,400
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,524.95	\$1,524.95	\$3,049.90			
Amount Paid	\$1,524.95	\$0.00	\$1,524.95			
Balance Due	\$0.00	\$1,524.95	\$1,524.95			

(12)

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Property Summary

Parcel ID	16032260140	Current Owner	BISHOP VENTURES INC.	Property Value As Of	01-01-2009
Account Number	3201384	Property Address	8191 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: 53 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

Photographs of this property are available in the Auditor's office



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Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCI	MINIWHSE	4312 sq. ft.	view sketch
GCM	OFFICE	1120 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,184.74	\$1,184.74	\$2,369.48	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$27,830	\$9,740
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$124,000	\$43,400
Delinquent Tax			\$0.00	Total	\$151,830	\$53,140
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,184.74	\$1,184.74	\$2,369.48			
Amount Paid	\$1,184.74	\$0.00	\$1,184.74			
Balance Due	\$0.00	\$1,184.74	\$1,184.74			

13

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Property Summary

Parcel ID	16032260360	Current Owner	BISHOP VENTURES INC.	Property Value As Of	01-01-2009
Account Number	3205050	Property Address	S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 56-59&61 0.1991 acres	State Use Code	0400 - VACANT COMMERCIAL LAND	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

Photographs of this property are not available **No sketch available** [Click here for map tools](#)

Last Sale Amount	15000
Last Sale Date	08-18-2000
Book/Page	1994/584
Land Use	0400 - VACANT COMMERCIAL LAND

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
				Current Value as of 01-01-2009		
Tax/Penalty	\$46.60	\$46.60	\$93.20	Land	\$5,970	\$2,090
Net Recoupment	\$0.00	\$0.00	\$0.00	Building	\$0	\$0
Special Assessments	\$0.00	\$0.00	\$0.00	Total	\$5,970	\$2,090
Delinquent Tax			\$0.00	CAUV	\$0	
Delq. Spec. Asmts.			\$0.00			
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$46.60	\$46.60	\$93.20			
Amount Paid	\$46.60	\$0.00	\$46.60			
Balance Due	\$0.00	\$46.60	\$46.60			

(13)

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Property Summary

Parcel ID	16032260270	Current Owner	BISHOP VENTURES INC.	Property Value As Of	01-01-2009
Account Number	3202453	Property Address	FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: 59-PT. 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

Photographs of this property are available in the Auditor's office

No sketch available

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Last Sale Amount	12500
Last Sale Date	01-12-1996
Book/Page	1180/181
Land Use	0499 - OTHER COMMERCIAL STRUCTURES

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
				Current Value as of 01-01-2009		
Tax/Penalty	\$279.80	\$279.80	\$559.60	Land	\$23,850	\$8,350
Net Recoupment	\$0.00	\$0.00	\$0.00	Building	\$12,000	\$4,200
Special Assessments	\$0.00	\$0.00	\$0.00	Total	\$35,850	\$12,550
Delinquent Tax			\$0.00	CAUV	\$0	
Delq. Spec. Asmts.			\$0.00			
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$279.80	\$279.80	\$559.60			
Amount Paid	\$279.80	\$0.00	\$279.80			
Balance Due	\$0.00	\$279.80	\$279.80			

13

Pay taxes online

Property Summary

Parcel ID	16032260300	Current Owner	BISHOP VENTURES INC.	Property Value As Of	01-01-2009
Account Number	3203654	Property Address	8191 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: PTS.61-62 1.362 acres	State Use Code	0480 - COMMERCIAL WAREHOUSE	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Photographs of this property are available in the Auditor's office



[Click on sketch to view details](#)

Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCI	MINIWHSE	3000 sq. ft.	view sketch
GCI	MINIWHSE	3000 sq. ft.	view sketch
GCI	MINIWHSE	7500 sq. ft.	view sketch
GCI	MINIWHSE	12000 sq. ft.	view sketch
GCI	MINIWHSE	9000 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$4,822.76	\$4,822.76	\$9,645.52	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$40,860	\$14,300
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$577,200	\$202,020
Delinquent Tax			\$0.00	Total	\$618,060	\$216,320
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$4,822.76	\$4,822.76	\$9,645.52			
Amount Paid	\$4,822.76	\$0.00	\$4,822.76			
Balance Due	\$0.00	\$4,822.76	\$4,822.76			

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Property Summary

Parcel ID	16032260400	Current Owner	BISHOP VENTURES INC.	Property Value As Of	01-01-2009
Account Number	3205077	Property Address	FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 59-PT 0.485 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

Photographs of this property are not available **No sketch available** [Click here for map tools](#)

Last Sale Amount	0
Last Sale Date	06-16-2008
Book/Page	4697/694
Land Use	0499 - OTHER COMMERCIAL STRUCTURES

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$134.66	\$134.66	\$269.32	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$14,550	\$5,090
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$2,700	\$950
Delinquent Tax			\$0.00	Total	\$17,250	\$6,040
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$134.66	\$134.66	\$269.32			
Amount Paid	\$134.66	\$0.00	\$134.66			
Balance Due	\$0.00	\$134.66	\$134.66			

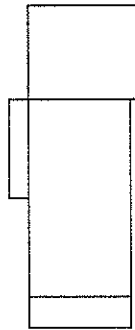
Pay taxes online

Property Summary

Parcel ID	16032260130	Current Owner	ZIEBELL INVESTMENTS LLC	Property Value As Of	01-01-2009
Account Number	3201635	Property Address	8177 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: 52-PT 0.0627 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCM	OFFICES	1300 sq. ft.	view sketch
GCM	STORAGE	2008 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,979.10	\$1,799.18	\$3,778.28	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$53,180	\$18,610
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$177,400	\$62,090
Delinquent Tax			\$1,964.89	Total	\$230,580	\$80,700
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,979.10	\$1,799.18	\$5,743.17			
Amount Paid	\$1,979.10	\$0.00	\$3,943.99			
Balance Due	\$0.00	\$1,799.18	\$1,799.18			

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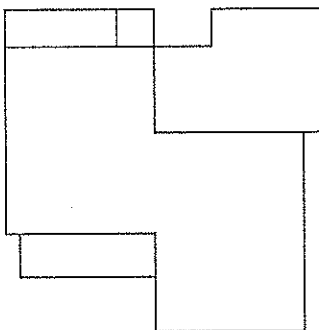
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Property Summary

Parcel ID	16044780030	Current Owner	TEWILLEGGER GEORGE E. &	Property Value As Of	01-01-2009
Account Number	3201627	Property Address	8165 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 50 0.2276 acres	State Use Code	0530 - THREE FAMILY DWG (PLATTED)	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1
Last Sale Date	06-01-2007	Bedrooms	6
Book/Page	4467/931	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	3,570 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0530 - THREE FAMILY DWG (PLATTED)		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,074.70	\$1,074.70	\$2,149.40	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$18,780	\$6,570
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$123,560	\$43,250
Delinquent Tax			\$0.00	Total	\$142,340	\$49,820
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,074.70	\$1,074.70	\$2,149.40			
Amount Paid	\$1,074.70	\$0.00	\$1,074.70			
Balance Due	\$0.00	\$1,074.70	\$1,074.70			

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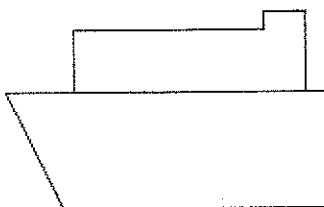
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Property Summary

Parcel ID	16044780020	Current Owner	SMITH THOMAS L. & SHARON	Property Value As Of	01-01-2009
Account Number	3201406	Property Address	8159 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-25-2010
Legal Description	MAINEVILLE CORP. LOT: 50 0.1359 acres	State Use Code	0442 - MEDICAL CLINICS, OFFICES	Tax Data As Of	06-24-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	35000	Year Built	1
Last Sale Date	04-11-1983	Bedrooms	0
Book/Page	154/301	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	1,481 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0442 - MEDICAL CLINICS, OFFICES		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$703.17	\$703.17	\$1,406.34	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$18,180	\$6,360
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$71,940	\$25,180
Delinquent Tax			\$0.00	Total	\$90,120	\$31,540
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$703.17	\$703.17	\$1,406.34			
Amount Paid	\$703.17	\$703.17	\$1,406.34			
Balance Due	\$0.00	\$0.00	\$0.00			

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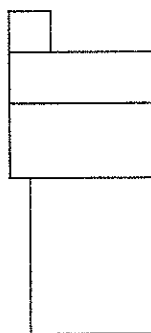
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Property Summary

Parcel ID	16032260260	Current Owner	MAINSTREAM HOMES INC.	Property Value As Of	01-01-2009
Account Number	3200736	Property Address	41 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 59-PT. 0 acres	State Use Code	0510 - SINGLE FAMILY DWG (PLATTED)	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	121000	Year Built	1
Last Sale Date	09-26-2006	Bedrooms	3
Book/Page	4301/308	Exterior	WOOD SIDING
2 1/2 Homestead	N	Living Area*	1,832 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0510 - SINGLE FAMILY DWG (PLATTED)		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$982.61	\$893.28	\$1,875.89	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$27,650	\$9,680
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$90,670	\$31,730
Delinquent Tax			\$2,027.27	Total	\$118,320	\$41,410
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$982.61	\$893.28	\$3,903.16			
Amount Paid	\$0.00	\$0.00	\$893.28			
Balance Due	\$982.61	\$893.28	\$3,009.88			

(17)

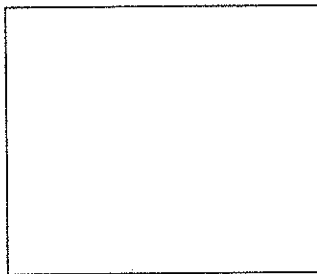
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Property Summary

Parcel ID	16032260410	Current Owner	MAINSTREAM HOMES INC.	Property Value As Of	01-01-2009
Account Number	3202429	Property Address	43 FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 59-PT. 0.2152 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1955
Last Sale Date	20080616		
Book/Page	4697/692	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$315.62	\$286.93	\$602.55	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$6,460	\$2,260
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$30,300	\$10,610
Delinquent Tax			\$313.36	Total	\$36,760	\$12,870
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$315.62	\$286.93	\$915.91			
Amount Paid	\$0.00	\$0.00	\$286.93			
Balance Due	\$315.62	\$286.93	\$628.98			

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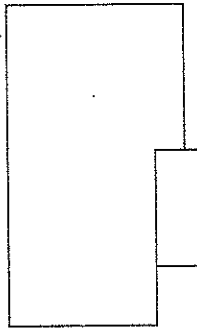
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Property Summary

Parcel ID	16032260230	Current Owner	MAINSTREAM HOMES INC.	Property Value As Of	01-01-2009
Account Number	3200744	Property Address	47 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 60 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

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Last Sale Amount	90000	Year Built	1
Last Sale Date	10-19-2001	Bedrooms	0
Book/Page	2317/161	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	1,920 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0499 - OTHER COMMERCIAL STRUCTURES		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$764.91	\$695.37	\$1,460.28	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$20,000	\$7,000
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$69,100	\$24,190
Delinquent Tax			\$1,594.78	Total	\$89,100	\$31,190
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$764.91	\$695.37	\$3,055.06			
Amount Paid	\$0.00	\$0.00	\$695.37			
Balance Due	\$764.91	\$695.37	\$2,359.69			

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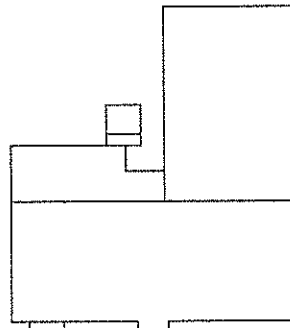
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Property Summary

Parcel ID	16032260041	Current Owner	HAMILTON TOWNSHIP TRUSTEE	Property Value As Of	01-01-2009
Account Number	3201015	Property Address	69 FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 61 0 acres	State Use Code	0447 - OFFICE BLDG. 1 OR 2 STORY	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCM	1ST FLR.	3870 sq. ft.	view sketch
GCM	OFC/UTIL	832 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$644.76	\$644.76	\$1,289.52	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$12,840	\$4,490
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$69,800	\$24,430
Delinquent Tax			\$0.00	Total	\$82,640	\$28,920
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$644.76	\$644.76	\$1,289.52			
Amount Paid	\$644.76	\$644.76	\$1,289.52			
Balance Due	\$0.00	\$0.00	\$0.00			

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Pay taxes online

Property Summary

Parcel ID	16032260312	Current Owner	VILLAGE OF MAINEVILLE	Property Value As Of	01-01-2009
Account Number	3204260	Property Address	FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 61 0 acres	State Use Code	0640 - EXEMPT OWNED BY MUNICIPALITIES	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

Photographs of this property are not available

No sketch available

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Last Sale Amount	0
Last Sale Date	-0
Book/Page	962/361
Land Use	0640 - EXEMPT OWNED BY MUNICIPALITIES

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
				Current Value as of 01-01-2009		
Tax/Penalty	\$0.00	\$0.00	\$0.00	Land	\$780	\$270
Net Recoupment	\$0.00	\$0.00	\$0.00	Building	\$0	\$0
Special Assessments	\$0.00	\$0.00	\$0.00	Total	\$780	\$270
Delinquent Tax			\$0.00	CAUV	\$0	
Delq. Spec. Asmts.			\$0.00			
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$0.00	\$0.00	\$0.00			
Amount Paid	\$0.00	\$0.00	\$0.00			
Balance Due	\$0.00	\$0.00	\$0.00			

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Pay taxes online

Property Summary

Parcel ID	16044780010	Current Owner	BOARD OF HAMILTON TWP. TR	Property Value As Of	01-01-2009
Account Number	3201007	Property Address	E FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: 60 0 acres	State Use Code	0630 - EXEMPT OWNED BY TOWNSHIP	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

No sketch available

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Last Sale Amount	0
Last Sale Date	10-11-1996
Book/Page	1284/96
Land Use	0630 - EXEMPT OWNED BY TOWNSHIP

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$0.00	\$0.00	\$0.00	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$16,310	\$5,710
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$3,000	\$1,050
Delinquent Tax			\$0.00	Total	\$19,310	\$6,760
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$0.00	\$0.00	\$0.00			
Amount Paid	\$0.00	\$0.00	\$0.00			
Balance Due	\$0.00	\$0.00	\$0.00			

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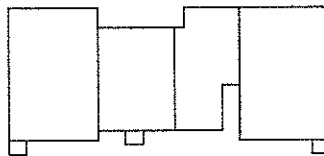
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Property Summary

Parcel ID	16032260020	Current Owner	BINGHAM ROGER L. & BOBBI	Property Value As Of	01-01-2009
Account Number	3201805	Property Address	103 FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 62 2.0182 acres	State Use Code	0402 - APARTMENTS 20 TO 39 UNITS	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1900
Last Sale Date	02-01-1995	Bedrooms	6
Book/Page	1075/215	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	3,419 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0402 - APARTMENTS 20 TO 39 UNITS		

Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCR	4 UNITS	2304 sq. ft.	view sketch
GCR	4 UNITS	2304 sq. ft.	view sketch
GCR	6 UNITS	3456 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$7,568.57	\$7,568.57	\$15,137.14	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$60,550	\$21,190
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$909,390	\$318,290
Delinquent Tax			\$0.00	Total	\$969,940	\$339,480
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$7,568.57	\$7,568.57	\$15,137.14			
Amount Paid	\$7,568.57	\$0.00	\$7,568.57			

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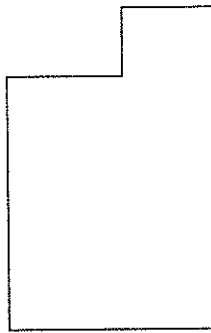
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Property Summary

Parcel ID	16032010040	Current Owner	JUFER-MARTIN LLC	Property Value As Of	01-01-2009
Account Number	3201023	Property Address	289 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 68-PT. 0.413 acres	State Use Code	0370 - SMALL MACHINE SHOPS, ETC.	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1933
Last Sale Date	20100517	Exterior	
Book/Page	5081/663		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$643.87	\$643.87	\$1,287.74	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$25,000	\$8,750
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$57,500	\$20,130
Delinquent Tax			\$0.00	Total	\$82,500	\$28,880
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$643.87	\$643.87	\$1,287.74			
Amount Paid	\$643.87	\$0.00	\$643.87			
Balance Due	\$0.00	\$643.87	\$643.87			

20

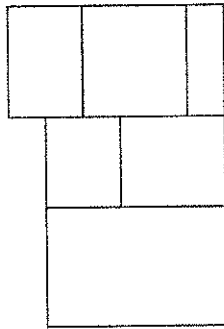
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Property Summary

Parcel ID	16044760180	Current Owner	FINEGAN TERRENCE P. & SU	Property Value As Of	01-01-2009
Account Number	3200639	Property Address	76 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 10 0 acres	State Use Code	0447 - OFFICE BLDG. 1 OR 2 STORY	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	96500	Year Built	1
Last Sale Date	07-30-2003	Bedrooms	0
Book/Page	3187/688	Exterior	MASONRY
2 1/2 Homestead	N	Living Area*	1,416 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0447 - OFFICE BLDG. 1 OR 2 STORY		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$881.88	\$801.71	\$1,683.59	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$26,250	\$9,190
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$76,480	\$26,770
Delinquent Tax			\$0.00	Total	\$102,730	\$35,960
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$881.88	\$801.71	\$1,683.59			
Amount Paid	\$801.71	\$0.00	\$801.71			
Balance Due	\$80.17	\$801.71	\$881.88			

(21)

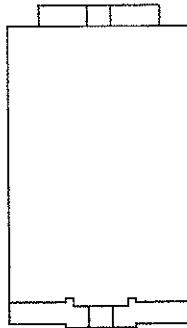
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Property Summary

Parcel ID	16044760191	Current Owner	FINEGAN TERRANCE P. &	Property Value As Of	01-01-2009
Account Number	3200442	Property Address	62 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: 10 0 acres	State Use Code	0447 - OFFICE BLDG. 1 OR 2 STORY	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	110000	Year Built	2007
Last Sale Date	20051123		
Book/Page	4052/926	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$5,025.47	\$4,568.61	\$9,594.08	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$19,890	\$6,960
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$565,600	\$197,960
Delinquent Tax			\$4,367.14	Total	\$585,490	\$204,920
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$5,025.47	\$4,568.61	\$13,961.22			
Amount Paid	\$0.00	\$0.00	\$2,000.00			
Balance Due	\$5,025.47	\$4,568.61	\$11,961.22			

(21)

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Property Summary

Parcel ID	16044760192	Current Owner	FINEGAN TERRANCE P. &	Property Value As Of	01-01-2009
Account Number	3200434	Property Address	W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: 9 PT. 0 acres	State Use Code	0456 - PARKING GARAGE OR LOT	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

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Last Sale Amount	0
Last Sale Date	11-23-2005
Book/Page	4052/926
Land Use	0456 - PARKING GARAGE OR LOT

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$90.29	\$90.29	\$180.58	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$7,960	\$2,790
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$3,600	\$1,260
Delinquent Tax			\$0.00	Total	\$11,560	\$4,050
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$90.29	\$90.29	\$180.58			
Amount Paid	\$90.29	\$0.00	\$90.29			
Balance Due	\$0.00	\$90.29	\$90.29			

(21)

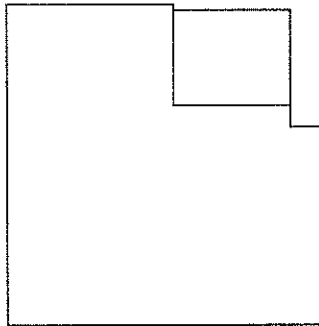
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Property Summary

Parcel ID	16044760200	Current Owner	BOWERS ROBERT R. & PEGGY	Property Value As Of	01-01-2009
Account Number	3200752	Property Address	48 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 9 0.251 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	180000	Year Built	1957
Last Sale Date	20090327		
Book/Page	4836/885	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,664.96	\$1,664.96	\$3,329.92	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$24,870	\$8,700
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$188,500	\$65,980
Delinquent Tax			\$0.00	Total	\$213,370	\$74,680
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,664.96	\$1,664.96	\$3,329.92			
Amount Paid	\$1,664.96	\$0.00	\$1,664.96			
Balance Due	\$0.00	\$1,664.96	\$1,664.96			

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Property Summary

Parcel ID	16044760580	Current Owner	BOWERS ROBERT R. & PEGGY	Property Value As Of	01-01-2009
Account Number	3205046	Property Address	W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
				Tax Data As Of	06-28-2010
Legal Description	MAINEVILLE CORP. LOT: ALLEY 0.051 acres	State Use Code	0400 - VACANT COMMERCIAL LAND	Census Tract	322.00
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Ohio Public School District Number	8306

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Last Sale Amount	0
Last Sale Date	03-27-2009
Book/Page	4836/885
Land Use	0400 - VACANT COMMERCIAL LAND

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$51.74	\$47.04	\$98.78	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$6,040	\$2,110
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$0	\$0
Delinquent Tax			\$0.00	Total	\$6,040	\$2,110
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$51.74	\$47.04	\$98.78			
Amount Paid	\$0.00	\$0.00	\$0.00			
Balance Due	\$51.74	\$47.04	\$98.78			

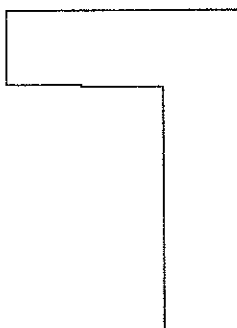
22

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Property Summary

Parcel ID	16044760150	Current Owner	BISHOP & BISHOP INVESTMEN	Property Value As Of	01-01-2009
Account Number	3201082	Property Address	34 W FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	06-29-2010
Legal Description	MAINEVILLE CORP. LOT: PTS 0.8339 acres	State Use Code	0370 - SMALL MACHINE SHOPS, ETC.	Tax Data As Of	06-28-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1963
Last Sale Date	20050614		
Book/Page	3895/518	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,967.09	\$1,873.42	\$3,840.51	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$28,770	\$10,070
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$211,300	\$73,960
Delinquent Tax			\$0.00	Total	\$240,070	\$84,030
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,967.09	\$1,873.42	\$3,840.51			
Amount Paid	\$1,967.09	\$0.00	\$1,967.09			
Balance Due	\$0.00	\$1,873.42	\$1,873.42			

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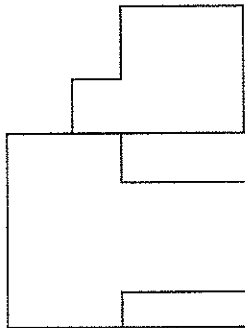
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Property Summary

Parcel ID	16044760240	Current Owner	MALHOTRA FAMILY LLC	Property Value As Of	01-01-2009
Account Number	3202488	Property Address	8143 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-30-2010
Legal Description	MAINEVILLE CORP. LOT: 7-PT. 0.305 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	06-29-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1840
Last Sale Date	11-10-2009	Bedrooms	2
Book/Page	4984/760	Exterior	MASONRY
2 1/2 Homestead	N	Living Area*	2,140 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0499 - OTHER COMMERCIAL STRUCTURES		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,271.02	\$1,271.02	\$2,542.04	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$34,580	\$12,100
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$128,320	\$44,910
Delinquent Tax			\$0.00	Total	\$162,900	\$57,010
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,271.02	\$1,271.02	\$2,542.04			
Amount Paid	\$1,271.02	\$0.00	\$1,271.02			
Balance Due	\$0.00	\$1,271.02	\$1,271.02			

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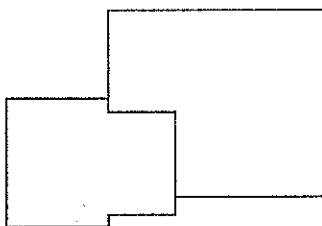
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Property Summary

Parcel ID	16044760250	Current Owner	BISHOP & BISHOP INVESTMEN	Property Value As Of	01-01-2009
Account Number	3200035	Property Address	8133 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	06-30-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 7 0 acres	State Use Code	0429 - OTHER RETAIL STRUCTURES	Tax Data As Of	06-29-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Choose A Building To View Details

Occupancy Code	Building	Area	Sketch
GCM	RETAIL	1104 sq. ft.	view sketch
GCM	RESTAURT	1968 sq. ft.	view sketch

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
				Current Value as of 01-01-2009		
Tax/Penalty	\$2,058.55	\$1,871.41	\$3,929.96	Land	\$37,700	\$13,200
Net Recoupment	\$0.00	\$0.00	\$0.00	Building	\$202,100	\$70,740
Special Assessments	\$0.00	\$0.00	\$0.00	Total	\$239,800	\$83,940
Delinquent Tax			\$4,291.96	CAUV	\$0	
Delq. Spec. Asmts.			\$0.00			
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$2,058.55	\$1,871.41	\$8,221.92			
Amount Paid	\$0.00	\$0.00	\$1,871.41			
Balance Due	\$2,058.55	\$1,871.41	\$6,350.51			

25

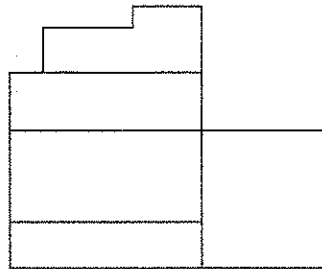
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Property Summary

Parcel ID	16044760111	Current Owner	WILDFLOWER SALON & SPA *	Property Value As Of	01-01-2009
Account Number	3200892	Property Address	8073 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: 29 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	235000	Year Built	1
Last Sale Date	06-04-2008	Bedrooms	2
Book/Page	4691/502	Exterior	WOOD SIDING
2 1/2 Homestead	N	Living Area*	2,524 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0499 - OTHER COMMERCIAL STRUCTURES		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,446.14	\$1,590.76	\$3,036.90	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$26,250	\$9,190
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$156,100	\$54,640
Delinquent Tax			\$2,180.91	Total	\$182,350	\$63,830
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,446.14	\$1,590.76	\$5,217.81			
Amount Paid	\$1,192.23	\$0.00	\$3,373.14			
Balance Due	\$253.91	\$1,590.76	\$1,844.67			

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Pay taxes online

Property Summary

Parcel ID	16044770060	Current Owner	MAINEVILLE ELDERLY INC.	Property Value As Of	01-01-2009
Account Number	3200477	Property Address	8080 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: 20 0.253 acres	State Use Code	0400 - VACANT COMMERCIAL LAND	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

No sketch available

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Last Sale Amount	65700
Last Sale Date	08-07-1985
Book/Page	258/146
Land Use	0400 - VACANT COMMERCIAL LAND

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$118.39	\$118.39	\$236.78	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$15,180	\$5,310
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$0	\$0
Delinquent Tax			\$0.00	Total	\$15,180	\$5,310
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$118.39	\$118.39	\$236.78			
Amount Paid	\$118.39	\$118.39	\$236.78			
Balance Due	\$0.00	\$0.00	\$0.00			

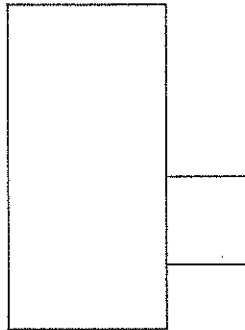
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Property Summary

Parcel ID	16044770101	Current Owner	TERWILLEGER GEORGE E. &	Property Value As Of	01-01-2009
Account Number	3201708	Property Address	8126 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: 16 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1995
Last Sale Date	20070605		
Book/Page	4470/80	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,559.51	\$1,559.51	\$3,119.02	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$26,250	\$9,190
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$173,600	\$60,760
Delinquent Tax			\$0.00	Total	\$199,850	\$69,950
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,559.51	\$1,559.51	\$3,119.02			
Amount Paid	\$1,559.51	\$1,559.51	\$3,119.02			
Balance Due	\$0.00	\$0.00	\$0.00			

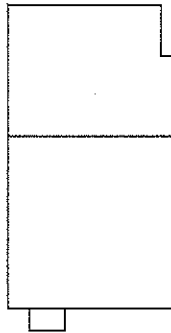
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Property Summary

Parcel ID	16044770102	Current Owner	TERWILLEGER GEORGE E. &	Property Value As Of	01-01-2009
Account Number	3201716	Property Address	8134 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 6 0 acres	State Use Code	0499 - OTHER COMMERCIAL STRUCTURES	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1827
Last Sale Date	06-05-2007	Bedrooms	3
Book/Page	4470/80	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	2,463 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0499 - OTHER COMMERCIAL STRUCTURES		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$1,050.52	\$1,050.52	\$2,101.04	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$33,420	\$11,700
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$101,210	\$35,420
Delinquent Tax			\$0.00	Total	\$134,630	\$47,120
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$1,050.52	\$1,050.52	\$2,101.04			
Amount Paid	\$1,050.52	\$1,050.52	\$2,101.04			
Balance Due	\$0.00	\$0.00	\$0.00			

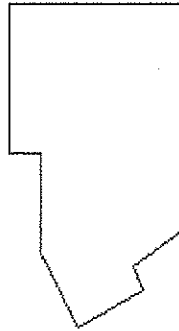
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Property Summary

Parcel ID	16044770110	Current Owner	BOWERS ROBERT K. & PEGGY	Property Value As Of	01-01-2009
Account Number	3201686	Property Address	8144 S ROUTE 48 MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: PT. 6 0.359 acres	State Use Code	0420 - SMALL DETACHED RETAIL STORE	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	500000	Year Built	1954
Last Sale Date	20080909		
Book/Page	4739/741	Exterior	

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$2,079.41	\$2,079.41	\$4,158.82	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$51,970	\$18,190
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$214,500	\$75,080
Delinquent Tax			\$0.00	Total	\$266,470	\$93,270
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$2,079.41	\$2,079.41	\$4,158.82			
Amount Paid	\$2,079.41	\$2,079.41	\$4,158.82			
Balance Due	\$0.00	\$0.00	\$0.00			

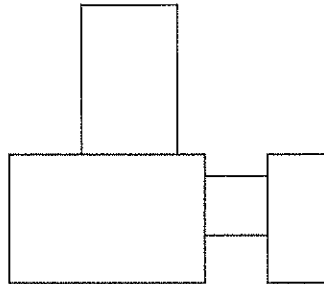
Pay taxes online

Property Summary

Parcel ID	16044770170	Current Owner	TRUSTEES OF M. E. CHURCH	Property Value As Of	01-01-2009
Account Number	3201759	Property Address	60 E FOSTERS-MAINEVILLE RD MAINEVILLE 45039	Ownership As Of	08-26-2010
Legal Description	MAINEVILLE CORP. LOT: 3 & PT.39 0 acres	State Use Code	0685 - CHURCHES, PUBLIC WORSHIP, ETC.	Tax Data As Of	08-25-2010
Tax District	32 - HAMILTON TWP-MAINEVILLE CORP	School District	LITTLE MIAMI L.S.D.	Census Tract	322.00
				Ohio Public School District Number	8306

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Last Sale Amount	0	Year Built	1954
Last Sale Date	--0	Bedrooms	4
Book/Page	0/0	Exterior	VINYL / ALUM
2 1/2 Homestead	N	Living Area*	1,836 sq. ft.
Elderly or Disabled Homestead	N	*includes finished attics and basements	
Land Use	0685 - CHURCHES, PUBLIC WORSHIP, ETC.		

Tax Year 2009 Payable in 2010	1st Half	2nd Half	Full Year	Valuation	True Value	Assessed Value
Tax/Penalty	\$0.00	\$0.00	\$0.00	Current Value as of 01-01-2009		
Net Recoupment	\$0.00	\$0.00	\$0.00	Land	\$34,710	\$12,150
Special Assessments	\$0.00	\$0.00	\$0.00	Building	\$95,730	\$33,510
Delinquent Tax			\$0.00	Total	\$130,440	\$45,660
Delq. Spec. Asmts.			\$0.00	CAUV	\$0	
Adjustments	\$0.00	\$0.00	\$0.00			
Total Due	\$0.00	\$0.00	\$0.00			
Amount Paid	\$0.00	\$0.00	\$0.00			
Balance Due	\$0.00	\$0.00	\$0.00			