

# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 206  
LANCASTER, OH 43130  
PHONE (740) 652-7140



REAL PROPERTY  
2ND HALF 2020  
Due 7/15/2021

|  |              |   |             |
|--|--------------|---|-------------|
| <b>PARCEL LOCATION:</b> 7640 LANCASTER-NEWARK RD NE  |              | <b>PARCEL ID:</b> 0490261230  |             |
| EICHHORN LIMITED PARTNERSHIP<br><br>1410 PLEASANTVILLE RD NE<br><br>PLEASANTVILLE OH 43148 |              | <b>TAX DISTRICT:</b> 049 - WA TWP-LUTLSD<br><b>OWNER NAME:</b> EICHHORN LIMITED PARTNERSHIP<br><br><b>STUB:</b> 4032592<br><b>LEGAL:</b> R 18 T 16 S 29 SW NW |             |
| Gross Tax Rate   | 67.800000    | Acres   | 113.8500    |
| Reduction Factor   | 0.334145     | Class   | A           |
| Effective Tax Rate   | 45.144970    | Land Use Code   | 111         |
| <b>TAX VALUES</b>  |              | <b>CURRENT TAX DISTRIBUTION</b>   |             |
| Gross Taxes  | \$6,787.46   | Fairfield County  | \$956.72    |
| Reduction Factor   | (\$2,267.98) | Walnut Twp  | \$877.03    |
| Subtotal   | \$4,519.48   | Lbrty Un-Thurston Lsd   | \$2,048.32  |
| Non-business Credit  | (\$387.92)   | Eastland Jvs  | \$179.78    |
| Owner Occupancy Credit   | \$0.00       | F Co District Library   | \$41.51     |
| Homestead Reduction  | \$0.00       | Fairfield Co Park District  | \$28.20     |
| CAUV Recoupment  | \$0.00       |   |             |
| Farm Rollback  | \$0.00       |   |             |
| Curr FULL Taxes  | \$4,131.56   |   |             |
| Curr FULL Assessments  | \$0.00       |   |             |
| Curr FULL Taxes + Asmts  | \$4,131.56   | Special Assessment  |             |
| Curr HALF Taxes  | \$0.00       |   |             |
| Curr HALF Assessments  | \$0.00       |   |             |
| Curr HALF Taxes + Asmts  | \$2,065.78   | Total   | \$4,131.56  |
| Penalties  | \$0.00       |   |             |
| Interest   | \$0.00       |   |             |
| Adjustments  | \$0.00       |   |             |
| Delinquent General Taxes   | \$0.00       |   |             |
| Delinquent Assessments   | \$0.00       |   |             |
| Delinquent Adjustments   | \$0.00       |   |             |
| Omitted Taxes  | \$0.00       |   |             |
|  |              | <b>CREDIT CARD PAYMENTS</b>   |             |
|  |              | <a href="http://www.co.fairfield.oh.us/treasurer">Online at http://www.co.fairfield.oh.us/treasurer.</a>  |             |
|  |              | Fairfield County does not collect/retain the fee charged.   |             |
| FULL YEAR TOTAL  | \$4,131.56   |   |             |
| PAYMENTS   | \$2,065.78   |   |             |
| OTHER CREDITS  | \$0.00       |   |             |
| HALF YEAR DUE  | \$0.00       |   |             |
| FULL YEAR DUE  | \$2,065.78   |   |             |
| TaxBill prepared on:   | 7/29/2021    | Return bottom portion with payment.   |             |
|  |              | <b>APPRaised VALUE</b>  |             |
|  |              | Land  | Improvement |
|  |              | 687,690   | 118,280     |
|  |              | Total 805,970   |             |
|  |              | <b>TAXABLE VALUE</b>  |             |
|  |              | Land  | Improvement |
|  |              | 58,710  | 41,400      |
|  |              | Total 100,110   |             |
|  |              | <b>OTHER VALUES</b>   |             |
|  |              | Homestead   | CAUV Value  |
|  |              |   | 167,740     |
|  |              | TIF Value 0   |             |
|  |              | <b>SPECIAL ASSESSMENT</b>   |             |
|  |              | Project:  | Delq        |
|  |              |   | Curr        |
|  |              | Total   | \$0.00      |
|  |              |   | \$0.00      |
|  |              | <b>TO AVOID A 10% PENALTY</b>   |             |
|  |              | <b>PAY ON OR BEFORE</b>   |             |
|  |              | <b>7/15/2021</b>  |             |
|  |              | If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.                       |             |
|  |              | YOUR RETURNED CHECK IS YOUR RECEIPT   |             |

# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 206  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
2ND HALF 2020  
DUE 7/15/2021

|  |   |  |
|--|---|--|
| <b>OWNER:</b> EICHHORN LIMITED PARTNERSHIP   | <b>MAKE CHECK PAYABLE TO James N. Bahnsen, Fairfield County Treasurer</b>   |  |
| <b>TAXBILL PREPARED ON:</b> 7/29/2021  | <b>PARCEL ID:</b> 0490261230<br>                          |  |
| EICHHORN LIMITED PARTNERSHIP<br>1410 PLEASANTVILLE RD NE<br>PLEASANTVILLE OH 43148 | <b>PAY THIS AMOUNT</b><br><b>AMOUNT DUE: \$2,065.78</b>  |  |

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### **100% APPRAISED VALUE**

The Market Value (Sale Value) of property. This is determined by statutory reappraisal done by the County Auditor once every six years. Equalization adjustments are made in the third year following reappraisals.

### **35% TAXABLE VALUE**

In Ohio, real property taxes are levied against the Assessed Value or 35% of the Market Value of the property.

### **NON-BUSINESS CREDIT**

Tax relief measure adopted by state legislature (1971), modified in 2013, which provides tax relief to qualified levies. The rollback is applicable to residential real property tax bills annually.

### **OWNER OCCUPANCY CREDIT**

Applicable to owner occupied homes granted by state legislature (1979), modified in 2013, to qualified levies.

**NOTICE:** If the taxes charged against this parcel have been reduced by the Owner Occupancy Credit for residences occupied by the owner, but the property is not a residence occupied by the owner, the owner must notify the county auditor's office not later than March 31 of the year following the year for which taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply.

If the taxes charged against this parcel have not been reduced by the Owner Occupancy Credit and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the county auditor's office at — 210 E Main St., Lancaster, OH 43130 or phone 740-652-7020.

**SPECIAL ASSESSMENT** Added for such items as street lighting, water, sewer, etc.

### **RECEIPT**

If you need a stamped receipt, return the entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.

Your Cancelled Check is a Valid Receipt.

PLEASE CHANGE ADDRESS TO:

Parcel(s) \_\_\_\_\_

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Phone No. \_\_\_\_\_

Daytime Phone No. \_\_\_\_\_

### **MILL**

Tax rates are computed in mills. A mill is \$1 for each \$1,000 of taxable value.

### **REDUCTION FACTOR**

Maintains the existing level of taxes paid on voted millage. The taxing district collects the same amount of revenue that was voted regardless of increased property values, except for added value from new construction.

### **COUNTY TREASURER**

To request a tax bill or change of address form 740-652-7140  
Delinquent Taxes 740-652-7140  
Website: [www.co.fairfield.oh.us/treasurer](http://www.co.fairfield.oh.us/treasurer)

### **COUNTY AUDITOR**

Change in tax valuation; Owner Occupancy Credit;  
Current Agricultural Use Valuation; Tax rates;  
Destroyed property form; Special assessments;  
Homestead Reduction & Forestry Program 740-652-7030

**NOTICE:** If taxes are not paid within one year from the date they are due, the property is subject to foreclosure for tax delinquency.

**PENALTY NOTICE:** Payment received by mail must bear U.S. Postal service postmark no later than the due date or a statutory late payment penalty of 1/2 of 10% is charged for the first 10 days after due date. Full 10% penalty thereafter.

### **NOTICE:**

If you or a member of your dependent family is in the National Guard or Reserve Military and have been activated, you might qualify for an extension of time to pay your taxes. Please call our office for details.

  
  
To Pay by Credit Card or Electronic Check  
Visit : <http://www.co.fairfield.oh.us/TREASURER/>  
  
For credit card payments by phone  
Call: (866) 874-1680  
  
POINT AND PAY CHARGES  
Credit Card Payment Fees  
2.5% or a minimum of \$2.50  
E-Checks Payment Fees  
\$1.00 Flat Fee