

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

PARCEL LOCATION: 7640 LANCASTER-NEWARK RD NE		PARCEL ID: 0490261230	
EICHHORN LIMITED PARTNERSHIP 1410 PLEASANTVILLE RD NE PLEASANTVILLE OH 43148		TAX DISTRICT: 049 - WA TWP-LUTLSD OWNER NAME: EICHHORN LIMITED PARTNERSHIP STUB: 4032592 LEGAL: 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
TAX VALUES		CURRENT TAX DISTRIBUTION	
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		
Penalties	\$0.00	Total	\$4,131.56
Interest	\$0.00		
Adjustments	\$0.00		
Delinquent General Taxes	\$0.00		
Delinquent Assessments	\$0.00		
Delinquent Adjustments	\$0.00		
Omitted Taxes	\$0.00		
		CREDIT CARD PAYMENTS	
		Online at http://www.co.fairfield.oh.us/treasurer.	
		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.	
		APPRAISED VALUE	
		Land	Improvement
		687,690	118,280
		Total 805,970	
		TAXABLE VALUE	
		Land	Improvement
		58,710	41,400
		Total 100,110	
		OTHER VALUES	
		Homestead	CAUV Value
			167,740
		TIF Value	0
		SPECIAL ASSESSMENT	
		Project:	Delq
			Curr
		Total	\$0.00
			\$0.00
		TO AVOID A 10% PENALTY	
		PAY ON OR BEFORE	
		7/15/2021	
		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

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LANCASTER, OH 43130
PHONE (740) 652-7140

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

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

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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

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