CHERYL BROOKS SULLIVAN
Franklin County Treasurer
373 South High Street, 17th Floor
Columbus, OH 43215-6306
http://treasurer.franklincountyohio.gov

Franklin County, Ohio
Monthly Real Estate Tax Pre-Payment Notice
Due Date 2/20/2024

Office Hours: 8:00 am - 5:00 pm
Monday through Friday
Phone: 614-525-3438

Important Information

This notice is a monthly installment for the second half bill due 06/20/2024. If you have any questions regarding your amount, call in advance of the due date to 614-525-3438. Sign up for emailing billing by visiting our website.

THU NGUYEN
KHA HUYNH
232 CAMROSE CT
COLUMBUS, OH 43230-1677

025-006709-00

2/2/2024 cmmcneal

Parcel Number	Owner Name/Legal Description	Assessed Value (35% of Market)	Tax Rate
025-006709-00	NGUYEN THU & HUYNH KHA 025N160HHHH 13000 232 CAMROSE COURT WOODSIDE GREEN SEC 3 PHASE 1 LOT 252	LAND 28350 BUILDING 88520 TOTAL 116870	133.100000 **Reduction Factor** 0.518315 **Effective Tax Rate** **64.112347**
Tax District Name			
CITY OF GAHANNA-GAHANNA J			

Tax Distribution

	Escrow Account
Beginning Balance 1/2/2024	3,342.44
Interest Earned	39.93
Payment(s) Received	56.84
Escrow Withdrawn	3,399.28
Ending Account Balance (2/2/2024)	39.93

Other Information

Escrow Statement from 1/2/2024 - 2/2/2024

Total payment(s) received this period	56.84
Escrow Balance Due (6/20/2024)	3,359.35

Pre-Payment Calculation (Acct #107145)

Current Payment Amount	671.87

Contract Terms

Activated On	3/7/2023
Account Number	107145
Frequency	Monthly

Tax Calculation

Gross Real Estate Taxes for 2023	15,555.40
Tax Reduction	(8,062.60)
Subtotal-Adjusted Tax	7,492.80
Non-Business Credit (7.4125%)	(555.40)
Owner Occupancy Credit (1.8531%)	(138.84)
Homestead	0.00
Credit for Qualified Child Care Center	0.00
Net Annual Real Estate Tax for 2023	6,798.56
Full Year Current Taxes	6,798.56
Unpaid Current Tax	0.00
Omitted Tax	0.00
Delinquent Taxes	0.00
Penalty	0.00
Interest	0.00
Special Assessments(s)	0.00
Payments	**(3,399.28)**
Amount Due	**3,399.28**
Pre-Payment Amount Due	**671.87**

P

Retain this portion for your records

Detach here and return with your payment

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Check here if a change of address is indicated on back of form

P

Monthly Real Estate Tax Pre-Payment Notice
Due Date 2/20/2024

Parcel No. 025-006709-00 Stub No. 3054567

Amount to be debited: 671.87 on 2/20/2024

NGUYEN THU
& HUYNH KHA

2/2/2024 cmmcneal

Debit Notice - Do Not Pay

Section 323.131 Ohio Revised Code

(1) NOTICE: If the taxes are not paid within 60 days from the date they are certified delinquent, the property is subject to foreclosure for tax delinquency.

(2) 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 31st of the year following the year for which the 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 373 South High Street, 21st Floor, Columbus, Ohio 43215, or by phone at 614-525-4663.

(3) NOTICE: If the real property for which this bill is issued is used as residential rental property and an owner's current contact information has not been filed with the county auditor, the required information must be filed with the auditor within sixty days of receipt of this bill. Failure to file for information or to update incorrect information in a timely manner may result in the assessment of a penalty of up to $150 following each tax bill for which information is not filed. See Ohio Revised Code sections 5323.01, 5323.02 and 5323.99 or contact the county auditor's office at 373 South High Street, 19th Floor, Columbus, Ohio 43215, or by phone at 614-525-4663.

Interest is charged against delinquent real estate taxes twice each year as follows:
1. On the first day of the month following the close of the 2nd half collection, interest is charged against all prior year delinquent taxes. Current taxes billed during the present calendar year are excluded from this interest calculation.
2. On December 1st of each year, interest is charged against all delinquent taxes unpaid as of December 1st.

Penalty: A late payment penalty of 5% is assessed against the current taxes when full payment is made within 10 days after the tax collection due date, 10% thereafter. (A private meter postmark on the envelope is not a valid postmark for establishing the payment date.)

Other Information

HomeStead Exemption: To qualify for the Homestead Exemption you must show proof of household income of less than $30,500 in addition to being 65 or older or permanently disabled. Effective January 2017, household required income will be increased to $31,500. Call the county auditor's office at 614-525-3240 for more detailed information.

Pay Taxes Online: http://treasurer.franklincountyohio.gov
We offer the ability to pay your taxes by electronic check with no additional service charges. If you pay by credit card, you will be assessed a 2.35% convenience fee by the credit card processor.

Active Service Extension Act: may provide eligible active duty military personnel to take more time to pay their real estate taxes without penalty or interest. For information on this program, contact the treasurer's office at 614-525-3431.

Real Estate Information 614-525-3438
Homestead Exemption 614-525-3240
Property Valuation 614-525-4663
Special Assessments.....614-525-3205

If you enclose with your payment a stamped, self-addressed envelope with sufficient postage, the Treasurer will return a receipt for the tax payment. Otherwise, your cancelled check is your receipt.

Ohio Revised Code section 323.13 requires that any mailing address change for property tax bills be made in writing to the county treasurer. If you wish to change the mailing address of your tax bill, please complete the form below and return it with your payment, in the enclosed envelope.

_____
Parcel Number

Address Change: (Please print using blue or black ink.)

Mailing Addressee: _____

New Mailing Address: _____

City/State/Zip: _____

Owner's Signature: _____ Date: _____

Email Address: _____