



REAL PROPERTY SECOND HALF 2024 DUE 07/17/2025

Taxbill prepared on 05/02/2025

PARCEL LOCATION: 2440 N ROCKY RIDGE RD PAR						PARCE	CEL #: 004-09676-34586-000					
						TAX D	STRICT: 004-BENT	ON TOWNSH	IIP			
							WNER NAME: TRK2004 HOLDINGS LLC					
							ACCOUNT #: 004920-3					
OAK HARBOR OH 43449-9436						LEGAL	LEGAL DESCRIPTION: S23 T07 R14 PT NE SW					
Gross Tax Rate	61.780000	Non-Business F	-actor	0.082642	Acres	0.6250	1009	% APPRAISI	ED VA	LUE		
Reduction Factor	0.298099	Owner Occupar	ncy	0.020661	Class	СОМ	Land	Building	js	1	Γotal	
Effective Tax Rate	43.363463		•		LUC	430	12,670	79,240	١	9	1,910	
TAX	VALUES	,L	CURRE	NT TAX I	DISTRIBU	JTION		TAXABLE V	ALUE			
Gross Taxes		1,986.88	COUNTY			48.24	Land	Building	ıs	7	Γotal	
Reduction Factor			SCHOOL JVS			853.50 91.20	4,430	27,730		3	2,160	
Subtotal		1,394.62	TOWNSHIP			245.62	, , , , , , , , , , , , , , , , , , ,	· ·		0.	2,100	
Non Business Credit			LIBRARY	T		19.00	HOMESTEAD	CAUV Va	lue			
Owner Occupancy Credit			MENTAL HEAL MRDD	-IH		29.16 71.32						
Homestead Reduction CAUV Recoupment		0.00	SENIOR CITIZI	ENS		10.94	SPECIAL ASSESSMENT					
Current Net Taxes			RIVERVIEW N	URSING HO	OME	12.08						
Current Full Special Asmts	,		PARK DISTRICT		13.56	DESCRIPTION		DELINQUENT		CURRENT		
Current Full Net & Asmts		1,397.56					11241-TOUSSAINT C	REEK MAINT		0.00	2.94	
Current Half Taxes		697.31										
Current Half Special Asmts		1.47										
Current Half Taxes & Asmts	3	698.78	Real Property 1	Γotal		1,394.62						
			Special Assess			2.94						
			Credit/Debit Ca				TOTAL			0.00	2.94	
			CALL: 1-833-317-4237 or visit our website to pay online at www.ottawacountytreasurer.org				-					
	Ottawa County doesn't collect or retain the fees					TO AVOID 10 % PENALTY PAY ON OR BEFORE						
				ssociated with electronic payments.			07/17/2025					
PAYMENTS		698.78	Drop-off Box fo				If you need a stamme					
TOTAL DUE 698.78			Street entrance of the Ottawa County Courthouse. Payment Plans are available. Please call the office for Terms & conditions			If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned.						
			RETURN BO		TION WITH	DAVMENT	YOUR RE	TURNED CHECK	IS YOUR	RECEIPT		



ANTHONY L. HATMAKER, TREASURER OF OTTAWA COUNTY

315 MADISON ST ROOM 201 PORT CLINTON, OHIO 43452-1995 PH. 419-734-6750 FAX 419-734-6738 REAL PROPERTY SECOND HALF 2024 DUE 07/17/2025

PARCEL ADDRESS: 2440 N ROCKY RIDGE RD	PARCEL #: 004-09676-34586-000	
OWNER NAME: TRK2004 HOLDINGS LLC	Make Check Payable to: OTTAWA COUNTY TREASURER	
Taxbill prepared on 05/02/2025	ACCOUNT #: 004920-3	
	PAY THIS AN	MOUNT
TRK2004 HOLDINGS LLC 1980 N ROCKY RIDGE RD		
OAK HARBOR OH 43449-9436	TOTAL DUE: 698.78	