

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
SouthState Bank - Operating Acct	\$19,955.52	\$0.00	\$19,955.52
<b>Total: CASH - OPERATING</b>	<b>\$19,955.52</b>	<b>\$0.00</b>	<b>\$19,955.52</b>
<b>CASH - RESERVE</b>			
SouthState Bank - Reserve	\$0.00	\$3,685.97	\$3,685.97
<b>Total: CASH - RESERVE</b>	<b>\$0.00</b>	<b>\$3,685.97</b>	<b>\$3,685.97</b>
<b>Total: Assets</b>	<b>\$19,955.52</b>	<b>\$3,685.97</b>	<b>\$23,641.49</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessment	\$18,121.73	\$0.00	\$18,121.73
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$18,121.73</b>	<b>\$0.00</b>	<b>\$18,121.73</b>
<b>EQUITY - RESERVE</b>			
Retained Earnings - Reserve	\$0.00	\$3,017.42	\$3,017.42
<b>Total: EQUITY - RESERVE</b>	<b>\$0.00</b>	<b>\$3,017.42</b>	<b>\$3,017.42</b>
<b>EQUITY - OPERATING</b>			
Retained Earnings - Operating	\$3,803.24	\$0.00	\$3,803.24
<b>Total: EQUITY - OPERATING</b>	<b>\$3,803.24</b>	<b>\$0.00</b>	<b>\$3,803.24</b>
Net Income Gain/Loss	\$0.00	\$668.55	\$668.55
Net Income Gain/Loss	(\$1,969.45)	\$0.00	(\$1,969.45)
<b>Total: Liabilities &amp; Equity</b>	<b>\$19,955.52</b>	<b>\$3,685.97</b>	<b>\$23,641.49</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment General	\$219.05	\$-	\$219.05	\$219.05	\$-	\$219.05	\$79,600.00
<b>Total ASSESSMENT INCOME</b>	<b>\$219.05</b>	<b>\$-</b>	<b>\$219.05</b>	<b>\$219.05</b>	<b>\$-</b>	<b>\$219.05</b>	<b>\$79,600.00</b>
<b>OTHER INCOME</b>							
4600-00 Delinquent Fee Income	50.00	-	50.00	50.00	-	50.00	-
4610-00 Violation Fee Income	787.61	-	787.61	787.61	-	787.61	-
4801-00 Mgmt Admin Fee - Delinquency	80.00	-	80.00	80.00	-	80.00	-
4802-00 Mgmt Admin Fee - Collections	200.00	-	200.00	200.00	-	200.00	-
<b>Total OTHER INCOME</b>	<b>\$1,117.61</b>	<b>\$-</b>	<b>\$1,117.61</b>	<b>\$1,117.61</b>	<b>\$-</b>	<b>\$1,117.61</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$1,336.66</b>	<b>\$-</b>	<b>\$1,336.66</b>	<b>\$1,336.66</b>	<b>\$-</b>	<b>\$1,336.66</b>	<b>\$79,600.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Mgmt Contract	1,230.00	1,267.78	37.78	1,230.00	1,267.78	37.78	15,213.36
5005-00 Office Supplies/Expense	-	-	-	-	-	-	200.00
5006-00 Mgmt Admin Fees	80.00	-	(80.00)	80.00	-	(80.00)	-
5010-00 Mailings	50.24	140.00	89.76	50.24	140.00	89.76	1,680.00
5020-00 Printing	-	-	-	-	-	-	75.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,360.24</b>	<b>\$1,407.78</b>	<b>\$47.54</b>	<b>\$1,360.24</b>	<b>\$1,407.78</b>	<b>\$47.54</b>	<b>\$17,168.36</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	436.20	-	(436.20)	436.20	-	(436.20)	450.00
5055-00 Document Storage	401.00	450.00	49.00	401.00	450.00	49.00	450.00
5081-00 Meeting Expense	-	-	-	-	-	-	250.00
5087-00 Social/Activities Expense	200.00	-	(200.00)	200.00	-	(200.00)	300.00
5170-00 Website Expenses	-	-	-	-	-	-	250.00
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$1,037.20</b>	<b>\$450.00</b>	<b>(\$587.20)</b>	<b>\$1,037.20</b>	<b>\$450.00</b>	<b>(\$587.20)</b>	<b>\$1,700.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance Expense	-	-	-	-	-	-	1,440.00
<b>Total INSURANCE EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,440.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	110.00	-	(110.00)	110.00	-	(110.00)	3,000.00
5152-00 Audit/Tax Preparation	-	-	-	-	-	-	300.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$110.00</b>	<b>\$-</b>	<b>(\$110.00)</b>	<b>\$110.00</b>	<b>\$-</b>	<b>(\$110.00)</b>	<b>\$3,300.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	132.00	291.67	159.67	132.00	291.67	159.67	3,500.00
<b>Total UTILITIES</b>	<b>\$132.00</b>	<b>\$291.67</b>	<b>\$159.67</b>	<b>\$132.00</b>	<b>\$291.67</b>	<b>\$159.67</b>	<b>\$3,500.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	-	2,035.00	2,035.00	-	2,035.00	2,035.00	24,420.00
6000-00 Lake/Pond Maintenance	-	-	-	-	-	-	5,643.50
<b>Total LANDSCAPE EXPENSES</b>	<b>\$-</b>	<b>\$2,035.00</b>	<b>\$2,035.00</b>	<b>\$-</b>	<b>\$2,035.00</b>	<b>\$2,035.00</b>	<b>\$30,063.50</b>
<b>MAINTENANCE/REPAIRS</b>							
5422-00 Paint & Painting Supplies	-	-	-	-	-	-	350.00
5455-00 Lighting Maintenance / Repair	-	-	-	-	-	-	13,053.14
5752-00 General Maintenance / Repair	-	-	-	-	-	-	500.00
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	525.00
<b>Total MAINTENANCE/REPAIRS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$14,428.14</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE CONTRIBUTION</b>							
8500-00 Reserve Contribution	\$666.67	\$666.67	\$-	\$666.67	\$666.67	\$-	\$8,000.00
<b>Total RESERVE CONTRIBUTION</b>	\$666.67	\$666.67	\$-	\$666.67	\$666.67	\$-	\$8,000.00
<b>Total OPERATING EXPENSE</b>	<b>\$3,306.11</b>	<b>\$4,851.12</b>	<b>\$1,545.01</b>	<b>\$3,306.11</b>	<b>\$4,851.12</b>	<b>\$1,545.01</b>	<b>\$79,600.00</b>
<b>Net Income:</b>	<b>(\$1,969.45)</b>	<b>(\$4,851.12)</b>	<b>\$2,881.67</b>	<b>(\$1,969.45)</b>	<b>(\$4,851.12)</b>	<b>\$2,881.67</b>	<b>\$0.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>RESERVE INCOME</b>							
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$-	\$666.67	\$666.67	\$-	\$8,000.00
4910-00 Bank Interest Reserve	1.88	-	1.88	1.88	-	1.88	-
<b>Total RESERVE INCOME</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$8,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$8,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>RESERVE EXPENSES</b>							
9000-00 Reserve - Miscellaneous	-	-	-	-	-	-	4,681.25
<b>Total RESERVE EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,681.25</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,681.25</b>
<b>Net Reserve:</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$668.55</b>	<b>\$666.67</b>	<b>\$1.88</b>	<b>\$3,318.75</b>

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
<b>SouthState Bank - Operating 2281: ***2281</b>		<b>Current Balance:</b>	<b>\$31,431.05</b>	
1/14/25 10:14 am <b>Adrian Birchler</b>	Williams & Strohm Invoice: 20240103	2 Miranova Pl #380 Columbus, OH 43215	1016	\$110.00
1/16/25 9:02 am <b>Holly Girard</b>	Two-O-Four Storage/Picktown Storage Invoice: 20240101PTB27	10445 Blacklick Eastern Rd Pickerington, OH 43147	1017	\$396.00
1/17/25 11:47 am <b>Adrian Birchler</b>	Jackson Brandel Invoice: 20241221	891 Selkirk Way Pickerington, OH 43147	1018	\$200.00
1/24/25 4:17 pm <b>Holly Girard</b>	Fairfield County Treasurer Invoice: 20250220-041-05297-0	210 E Main St Room 105 Lancaster, OH 43130	1019	\$32.18
1/24/25 4:17 pm <b>Holly Girard</b>	Fairfield County Treasurer Multiple Invoices	210 E Main St Room 105 Lancaster, OH 43130	1020	\$404.02
<b>SouthState Bank - Operating 2281: ***2281 Total Check Amount Printed</b>				<b>\$1,142.20</b>
<b>Melrose HOA Total Check(s) &amp; Amount Printed</b>			<b>5</b>	<b>\$1,142.20</b>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
01/23/2025		Fairfield County Treasurer		1019	(\$32.18)
01/24/2025		Fairfield County Treasurer		1020	(\$404.02)
01/31/2025		Deposit from batch 13279	13279 - Online Payment	558	\$200.00
				<b>Total Uncleared</b>	<b>(\$236.20)</b>
<b>Cleared Items</b>					
<b>Credits</b>					
01/07/2025	01/08/2025	Deposit from batch 11802	11802 - Online Payment	528	\$200.00
01/08/2025	01/07/2025	Deposit from batch 11838	11838 - Auto Payment	529	\$289.00
01/09/2025	01/10/2025	Deposit from batch 11857	11857 - Online Payment	530	\$150.00
01/14/2025	01/14/2025	Deposit from batch 11972	11972 - Payabli Credit Card	531	\$400.00
01/15/2025	01/15/2025	Deposit from batch 11984	11984 - Auto Payment	532	\$2.89
01/15/2025	01/15/2025	Deposit from batch 11998	11998 - Payabli Credit Card	533	\$457.61
01/16/2025	01/17/2025	Deposit from batch 11983	11983 - Online Payment	534	\$400.00
01/17/2025	01/17/2025	Deposit from batch 12039	12039 - Payabli Credit Card	537	\$200.00
01/17/2025	01/21/2025	Deposit from batch 12008	12008 - Online Payment	535	\$200.00
01/17/2025	01/17/2025	Deposit from batch 12036	12036 - Revo-Credit Card	536	\$400.00
01/21/2025	01/21/2025	Deposit from batch 13196	13196 - Payabli Credit Card	550	\$200.00
01/21/2025	01/21/2025	Deposit from batch 13198	13198 - Payabli Credit Card	551	\$300.00
01/21/2025	01/22/2025	Deposit from batch 12034	12034 - Online Payment	538	\$400.00
01/21/2025	01/21/2025	Deposit from batch 12065	12065 - Payabli Credit Card	539	\$800.00
01/22/2025	01/23/2025	Deposit from batch 12061	12061 - Online Payment	540	\$600.00
01/22/2025	01/22/2025	Deposit from batch 12069	12069 - Auto Payment	541	\$2,602.89
01/23/2025	01/23/2025	Deposit from batch 12123	12123 - Payabli Credit Card	545	\$200.00
01/23/2025	01/23/2025	Deposit from batch 12108	12108 - Scanned Checks	543	\$400.00
01/23/2025	01/23/2025	Deposit from batch 12088	12088 - Scanned Checks	542	\$489.05
01/23/2025	01/23/2025	Deposit from batch 12112	12112 - Auto Payment	544	\$1,450.00
01/27/2025	01/28/2025	Deposit from batch 12138	12138 - Online Payment	546	\$330.00
01/27/2025	01/27/2025	Deposit from batch 13178	13178 - Payabli Credit Card	548	\$400.00
01/27/2025	01/27/2025	Deposit from batch 13164	13164 - Auto Payment	547	\$1,000.00
01/28/2025	01/28/2025	Deposit from batch 13224	13224 - Payabli Credit Card	552	\$200.00
01/28/2025	01/28/2025	Deposit from batch 13232	13232 - Payabli Credit Card	553	\$200.00
01/28/2025	01/28/2025	Deposit from batch 13193	13193 - Auto Payment	549	\$1,852.89
01/29/2025	01/29/2025	Deposit from batch 13247	13247 - Auto Payment	554	\$1,325.00
01/30/2025	01/30/2025	Deposit from batch 13249	13249 - Scanned Checks	555	\$190.00
01/30/2025	01/30/2025	Deposit from batch 13288	13288 - Payabli Credit Card	557	\$400.00
01/30/2025	01/30/2025	Deposit from batch 13278	13278 - Auto Payment	556	\$1,190.00
01/31/2025	01/31/2025	Deposit from batch 13290	13290 - Auto Payment	559	\$1,000.00
				<b>Total Cleared Credits</b>	<b>\$18,229.33</b>
<b>Debits</b>					
01/01/2025	01/06/2025	PMI Scioto Metro		0	(\$135.24)
01/02/2025	01/03/2025	PMI Scioto Metro		0	(\$1,230.00)
01/06/2025	01/07/2025	South Central Power Company		0	(\$79.00)
01/06/2025	01/07/2025	South Central Power Company		0	(\$53.00)
01/10/2025	01/10/2025	Adjust CK# 871146170	13614 - Move or Return Paymer	0	(\$286.11)
01/11/2025	01/14/2025	Transfer to SouthState Bank - Reserve 5800			(\$666.67)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
01/13/2025	01/24/2025	Williams & Strohm		1016	(\$110.00)
01/15/2025	01/24/2025	Two-O-Four Storage/Picktown Storage		1017	(\$396.00)
01/17/2025	01/28/2025	Jackson Brandel		1018	(\$200.00)
01/27/2025	01/27/2025	Return	13162 - Move or Return Paymer	0	(\$200.00)
				<b>Total Cleared Debits</b>	<b>(\$3,356.02)</b>

**SouthState Bank - Operating 2281 Summary**

Ending Account Balance:	\$ 19,955.52
Uncleared Items:	(\$236.20)
<hr/>	
Adjusted Balance:	\$ 20,191.72
Bank Ending Balance:	\$ 17,843.22
<hr/>	
Difference:	<b>\$2,348.50</b>

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
01/11/2025	01/14/2025	Transfer from SouthState Bank - Operating 22			\$666.67
01/31/2025	01/31/2025	Interest			\$1.88
<b>Total Cleared Credits</b>					<b>\$668.55</b>

**SouthState Bank - Reserve 5800 Summary**

Ending Account Balance:	\$ 3,685.97
Uncleared Items:	\$-
Adjusted Balance:	\$ 3,685.97
Bank Ending Balance:	\$ 3,685.97
Difference:	\$-



Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due	
<b>Fairfield County Treasurer</b>									
01/23/2025	20250220-041-05297-001/15/2025		01/23/2025	Paid (check)		\$32.18		\$ -	
			Stacey Menefee				<b>Payment Type:</b> Check		
01/24/2025	20250220-041-05298-001/15/2025		01/24/2025	Paid (check)		\$88.28		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
01/24/2025	20250220-041-05296-001/15/2025		01/24/2025	Paid (check)		\$143.84		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
01/24/2025	20250220-041-05286-001/15/2025		01/24/2025	Paid (check)		\$159.96		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
01/24/2025	20250220-041-05299-001/15/2025		01/24/2025	Paid (check)		\$11.94		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
			<b>Fairfield County Treasurer Total:</b>				<b>\$ 436.20</b>		<b>\$ 0.00</b>
<b>Jackson Brandel</b>									
01/17/2025	20241221	12/21/2024	01/17/2025	Paid (check)		\$200.00		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
			<b>Jackson Brandel Total:</b>				<b>\$ 200.00</b>		<b>\$ 0.00</b>
<b>Scioto Metro LLC - Management Module Only</b>									
01/01/2025	5686	01/01/2025	01/03/2025	Paid (ACH)		\$135.24		-	
			Holly Girard				<b>Payment Type:</b> ACH		
01/02/2025	5650	01/01/2025	01/02/2025	Paid (ACH)		\$1,230.00		-	
			Adrian Birchler				<b>Payment Type:</b> ACH		
			<b>Scioto Metro LLC - Management Module Only Total:</b>				<b>\$ 1,365.24</b>		<b>\$ 0.00</b>
<b>South Central Power Company</b>									
01/06/2025	20250106-339667	12/20/2024	01/03/2025	Paid (EFT)		\$53.00		-	
			Stacey Menefee				<b>Payment Type:</b> EFT		
01/06/2025	20250106-376530	12/20/2024	01/03/2025	Paid (EFT)		\$79.00		-	
			Stacey Menefee				<b>Payment Type:</b> EFT		
			<b>South Central Power Company Total:</b>				<b>\$ 132.00</b>		<b>\$ 0.00</b>
<b>Two-O-Four Storage/Picktown Storage</b>									
01/15/2025	20240101PTB27	01/14/2025	01/15/2025	Paid (check)		\$396.00		-	
			Adrian Birchler				<b>Payment Type:</b> Check		
			<b>Two-O-Four Storage/Picktown Storage Total:</b>				<b>\$ 396.00</b>		<b>\$ 0.00</b>
<b>Williams &amp; Strohm</b>									
01/13/2025	20240103	01/03/2025	01/08/2025	Paid (check)		\$110.00		-	
			Stacey Menefee				<b>Payment Type:</b> Check		
			<b>Williams &amp; Strohm Total:</b>				<b>\$ 110.00</b>		<b>\$ 0.00</b>
			<b>Melrose HOA 12 Invoice(s) Totaling:</b>				<b>\$ 2,639.44</b>		<b>\$ 0.00</b>
<b>GRAND 12 Invoice(s) Totaling:</b>						<b>\$2,639.44</b>		<b>\$ 0.00</b>	



PMI Scioto Metro  
1355 King Ave, Ste 200  
Columbus, OH 43212

Invoice Number	5650
Invoice Date	01/01/2025

Melrose HOA  
c/o PMI Scioto Metro  
1355 King Ave, Ste 200  
Columbus, OH 43212

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
<b>Management Fee (Monthly Fee)</b>						
01/01/2025	Monthly Fee	1.00	\$1,230.00	\$1,230.00	\$0.00	\$1,230.00
<b>Management Fee (Monthly Fee) Total</b>				<b>\$1,230.00</b>	<b>\$0.00</b>	<b>\$1,230.00</b>
<b>MH - Melrose HOA Total</b>				<b>\$1,230.00</b>	<b>\$0.00</b>	<b>\$1,230.00</b>

## Reimbursement Request Form

### REQUESTOR INFORMATION

Association Name: \_\_\_\_\_

Requestor Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

*Reimbursements totaling more than \$600 in a tax year require social security number (SSN).*

SSN: \_\_\_\_\_

*If mailing address is the same as the property address, move on to Reimbursement Information.*

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

### REIMBURSEMENT INFORMATION

Reimbursement Amount Requested (\$): \_\_\_\_\_

Description of Reimbursable Expenses:

Receipt(s) Included:         Check to Confirm

Reimbursement by:         ACH                     Check

Routing #: \_\_\_\_\_ Account #: \_\_\_\_\_

Reimbursement requests should include applicable receipts and description of reimbursable expenses and are subject to approval by the Board of Directors.

Normal request processing is up to 10 business days.

Requests should be returned to PMI Scioto Metro via mail or email:

Email:                    [team@pmisciotometro.com](mailto:team@pmisciotometro.com)

Mail:                    [Association Name]  
                              % PMI Scioto Metro  
                              1201 Dublin Rd, Ste 607  
                              Columbus, OH 43215



**Order Type:** In Store  
**Order Date:** December 21, 2024  
**Order Number:** 016~00538~2024-12-21~503~140904  
**Loyalty Card (last 4):** #0137



Kroger  
1045 Hill Rd N  
Pickerington, OH 43147 USA

## Order Summary

Original Item Total	\$200.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$200.00</b>

## Item Details

2 Items

<b>Amazon.com \$100</b>	\$100.00
1 x \$100.00 each UPC: 0007675059942	
<b>Amazon.com \$100</b>	\$100.00
1 x \$100.00 each UPC: 0007675059942	

## Payment Details

TERMINAL ID 503

<b>VISA 0923</b>	\$200.00
Authorization Code	
Application Label	
Application Id	
Verified By Pin	FALSE

[www.kroger.com](http://www.kroger.com)  
1-800-KRO-GERS (1-800-576-4377)

**WILLIAMS & STROHM, LLC**  
ATTORNEYS AT LAW  
Two Miranova Place, Suite 380  
Columbus, OH 43215-7047  
614-228-0207

Melrose HOA of Pickerington, Inc.  
c/o PMI Scioto Metro  
ap@pmisciotometro.com

January 3, 2025

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
12/19/2024 JK Prepare collection policy and resolution, Email to pm.	0.30 275.00/hr	82.50
For professional services rendered	<u>0.30</u>	<u>\$82.50</u>
Previous balance		\$27.50
Balance due		<u><u>\$110.00</u></u>

Payment due upon receipt; does not include payments made after January 3, 2025

# INVOICE

**MAKE CHECK PAYABLE TO:**

Two-O-Four Storage/Picktown Storage  
10445 Blacklick Eastern Rd.  
Pickerington, OH 43147  
614-868-9291

**Unit(s)** PTB27  
**Invoice** \_\_\_\_\_  
**Invoice Date** January 14, 2025  
**Due Date** January 1, 2025

**Amount Due** **\$396.00**

HOA MELROSE  
JACKSON BRANDEL  
891 SELKIRK WAY  
PICKERINGTON, OH 43147

Please check box if address is incorrect and indicate change. Signature is required to authorize address changes.

\_\_\_\_\_  
Signature

AMOUNT ENCLOSED \$ \_\_\_\_\_

-----  
**DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT**

Unit	Date	Item/Service	Amount	Tax	Due
PTB27	2/1/2025	Rent 2/1-2/28	33.00	0.00	33.00
PTB27	3/1/2025	Rent 3/1-3/31	33.00	0.00	33.00
PTB27	4/1/2025	Rent 4/1-4/30	33.00	0.00	33.00
PTB27	5/1/2025	Rent 5/1-5/31	33.00	0.00	33.00
PTB27	6/1/2025	Rent 6/1-6/30	33.00	0.00	33.00
PTB27	7/1/2025	Rent 7/1-7/31	33.00	0.00	33.00
PTB27	8/1/2025	Rent 8/1-8/31	33.00	0.00	33.00
PTB27	9/1/2025	Rent 9/1-9/30	33.00	0.00	33.00
PTB27	10/1/2025	Rent 10/1-10/31	33.00	0.00	33.00
PTB27	11/1/2025	Rent 11/1-11/30	33.00	0.00	33.00
PTB27	12/1/2025	Rent 12/1-12/31	33.00	0.00	33.00
PTB27	1/1/2026	Rent 1/1-1/31	33.00	0.00	33.00
			<b>Subtotal</b>	\$	396.00
			<b>Taxes</b>	\$	0.00
			<b>Balance Due</b>	\$	396.00

Please remit the total due amount of **\$396.00** to the above address.

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**James N. Bahnsen, Treasurer of Fairfield County**

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

**REAL PROPERTY**  
**1ST HALF 2024**  
**Due 2/20/2025**

<b>PARCEL LOCATION:</b> MCLEOD PARC	<b>PARCEL ID:</b> 0410529700
MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC  C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607  COLUMBUS OH 43215	<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC <b>STUB:</b> 41457930 <b>LEGAL:</b> MELROSE SEC 6

Gross Tax Rate	123.1	Acres	2.11	<b>APPRAISED VALUE</b>		
Reduction Factor	0.541136613	Class	R	Land	Improvement	Total
Effective Tax Rate	56.486083	Land Use Code	500	\$1,770	\$0	\$1,770
<b>TAX VALUES</b>		<b>CURRENT TAX DISTRIBUTION</b>		<b>TAXABLE VALUE</b>		
Gross Taxes	\$76.36	FAIRFIELD COUNTY	\$5.14	Land	Improvement	Total
Reduction Factor	(\$41.36)	VIOLET TWP IN CORP	\$6.46	\$620	\$0	\$620
Subtotal	\$35.00	PICKERINGTON LSD	\$16.31	<b>OTHER VALUE</b>		
Non-business Credit	(\$2.82)	PICKERINGTON-CITY	\$2.57	Homestead	CAUV Value	TIF Value
Owner Occupancy Credit	\$0.00	EASTLAND JVS	\$1.11	\$0	\$0	\$0
Homestead Reduction	\$0.00	PICKERINGTON PUBLIC LIBRARY	\$0.45	<b>SPECIAL ASSESSMENT</b>		
CAUV Recoupment	\$0.00	FAIRFIELD CO PARK DISTRICT	\$0.14	Project	Delq	Curr
Farm Rollback	\$0.00		\$0.00	-	0	0
Curr FULL Taxes	\$32.18		\$0.00	-	0	0
Curr FULL Assessments	\$0.00	Special Assessment	\$0.00	-	0	0
Curr FULL Taxes + Asmts	\$32.18		\$0.00	-	0	0
Curr HALF Taxes	\$0.00	Total	\$32.18	-	0	0
Curr HALF Assessments	\$0.00			-	0	0
Curr HALF Taxes + Asmts	\$16.09			-	0	0
Penalties	\$0.00			-	0	0
Interest	\$0.00			-	0	0
Adjustments	\$0.00			-	0	0
Delinquent General Taxes	\$0.00			-	0	0
Delinquent Assessments	\$0.00			-	0	0
Delinquent Adjustments	\$0.00			-	0	0
Omitted Taxes	\$0.00			-	0	0
		<b>CREDIT CARD PAYMENTS</b>		<b>TO AVOID A 10% PENALTY</b>		
		Online at <a href="http://www.co.fairfield.oh.us/TREASURER">http://www.co.fairfield.oh.us/TREASURER</a>		<b>PAY ON OR BEFORE</b>		
		Fairfield County does not collect/retain the fee charged.		<b>2/20/2025</b>		
				If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.		
FULL YEAR TOTAL	\$32.18			<b>YOUR RETURNED CHECK IS YOUR RECEIPT</b>		
PAYMENTS	\$0.00					
OTHER CREDITS	\$0.00					
HALF YEAR DUE	\$16.09					
FULL YEAR DUE	\$32.18					
TaxBill prepared on:	1/15/2025	Return bottom portion with payment.				

**James N. Bahnsen, Treasurer of Fairfield County**

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

**REAL PROPERTY**  
**1ST HALF 2024**  
**Due 2/20/2025**

<b>OWNER:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC	<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Treasurer of Fairfield County</b>		
<b>TAXBILL PREPARED ON:</b> 1/15/2025	<b>PARCEL ID:</b> 0410529700		
MELROSE HOMEOWNERS ASSN OF PICKERINGTON C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>PAY THIS AMOUNT</b>		
	<b>HALF YEAR: \$16.09</b>		
	<b>FULL YEAR: \$32.18</b>		

**100% APPRAISED VALUE**

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**35% TAXABLE VALUE**

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**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**

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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



# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>PARCEL LOCATION:</b> MCLEOD PARC	<b>PARCEL ID:</b> 0410529800
MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC  C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC <b>STUB:</b> 41635640 <b>LEGAL:</b> MELROSE SEC 6

Gross Tax Rate 123.1 Reduction Factor 0.541136613 Effective Tax Rate 56.486083	Acres 0.29 Class R Land Use Code 500	<b>APPRAISED VALUE</b>		
		Land \$4,870	Improvement \$0	Total \$4,870
<b>TAX VALUES</b>		<b>TAXABLE VALUE</b>		
Gross Taxes \$209.30 Reduction Factor (\$113.28) Subtotal \$96.02 Non-business Credit (\$7.74) Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CAUV Recoupment \$0.00 Farm Rollback \$0.00 Curr FULL Taxes \$88.28 Curr FULL Assessments \$0.00 Curr FULL Taxes + Asmts \$88.28 Curr HALF Taxes \$0.00 Curr HALF Assessments \$0.00 Curr HALF Taxes + Asmts \$44.14 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	FAIRFIELD COUNTY \$14.10 VIOLET TWP IN CORP \$17.73 PICKERINGTON LSD \$44.74 PICKERINGTON-CITY \$7.06 EASTLAND JVS \$3.04 PICKERINGTON PUBLIC LIBRARY \$1.23 FAIRFIELD CO PARK DISTRICT \$0.38  Special Assessment \$0.00  Total \$88.28	Land \$1,700 Improvement \$0 Total \$1,700	<b>OTHER VALUE</b>	
		Homestead \$0	CAUV Value \$0	TIF Value \$0
		<b>SPECIAL ASSESSMENT</b>		
		Project -	Delq 0	Curr 0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		Total	\$0.00	\$0.00
<b>FULL YEAR TOTAL \$88.28</b> PAYMENTS \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$44.14 FULL YEAR DUE \$88.28  TaxBill prepared on: 1/15/2025		<b>CREDIT CARD PAYMENTS</b> Online at <a href="http://www.co.fairfield.oh.us/TREASURER">http://www.co.fairfield.oh.us/TREASURER</a> Fairfield County does not collect/retain the fee charged.		
		<b>TO AVOID A 10% PENALTY</b> <b>PAY ON OR BEFORE</b> <b>2/20/2025</b> If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested. <b>YOUR RETURNED CHECK IS YOUR RECEIPT</b>		
		Return bottom portion with payment.		

# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>OWNER:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC	<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Treasurer of Fairfield County</b>		
<b>TAXBILL PREPARED ON:</b> 1/15/2025	<b>PARCEL ID:</b> 0410529800		
MELROSE HOMEOWNERS ASSN OF PICKERINGTON C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>PAY THIS AMOUNT</b> <b>HALF YEAR: \$44.14</b> <b>FULL YEAR: \$88.28</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**

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**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.

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**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

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**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.

  
  
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For credit card payments by phone  
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POINT AND PAY CHARGES  
Credit Card Payment Fees  
2.5% or a minimum of \$2.50  
E-Checks Payment Fees  
\$1.00 Flat Fee

James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>PARCEL LOCATION:</b> MCLEOD PARC	<b>PARCEL ID:</b> 0410529600
MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC  C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607  COLUMBUS OH 43215	<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC <b>STUB:</b> 41024440 <b>LEGAL:</b> MELROSE SEC 6

Gross Tax Rate 123.1 Reduction Factor 0.541136613 Effective Tax Rate 56.486083	Acres 0.47 Class R Land Use Code 500	<b>APPRAISED VALUE</b>		
		Land \$7,900	Improvement \$0	Total \$7,900
<b>TAX VALUES</b>		<b>TAXABLE VALUE</b>		
Gross Taxes \$341.02 Reduction Factor (\$184.56) Subtotal \$156.46 Non-business Credit (\$12.62) Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CAUV Recoupment \$0.00 Farm Rollback \$0.00 Curr FULL Taxes \$143.84 Curr FULL Assessments \$0.00 Curr FULL Taxes + Asmts \$143.84 Curr HALF Taxes \$0.00 Curr HALF Assessments \$0.00 Curr HALF Taxes + Asmts \$71.92 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	FAIRFIELD COUNTY \$22.98 VIOLET TWP IN CORP \$28.88 PICKERINGTON LSD \$72.91 PICKERINGTON-CITY \$11.51 EASTLAND JVS \$4.96 PICKERINGTON PUBLIC LIBRARY \$2.00 FAIRFIELD CO PARK DISTRICT \$0.60 Special Assessment \$0.00  Total \$143.84	Land \$2,770 Improvement \$0 Total \$2,770	<b>OTHER VALUE</b>	
		Homestead \$0	CAUV Value \$0	TIF Value \$0
		<b>SPECIAL ASSESSMENT</b>		
		Project -	Delq 0	Curr 0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		-	0	0
		Total	\$0.00	\$0.00
		<b>CREDIT CARD PAYMENTS</b>		
	Online at <a href="http://www.co.fairfield.oh.us/TREASURER">http://www.co.fairfield.oh.us/TREASURER</a> Fairfield County does not collect/retain the fee charged.	<b>TO AVOID A 10% PENALTY</b>		
FULL YEAR TOTAL \$143.84 PAYMENTS \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$71.92 FULL YEAR DUE \$143.84  TaxBill prepared on: 1/15/2025		<b>PAY ON OR BEFORE</b> <b>2/20/2025</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		
	Return bottom portion with payment.			

James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>OWNER:</b> MELROSE HOMEOWNERS ASSN OF PICKERINTGON INC	<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Treasurer of Fairfield County</b>
<b>TAXBILL PREPARED ON:</b> 1/15/2025	<b>PARCEL ID:</b> 0410529600 
MELROSE HOMEOWNERS ASSN OF PICKERINTGON C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>PAY THIS AMOUNT</b> <b>HALF YEAR: \$71.92</b> <b>FULL YEAR: \$143.84</b>  

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**100% APPRAISED VALUE**

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PLEASE CHANGE ADDRESS TO:

Parcel(s) \_\_\_\_\_  
\_\_\_\_\_  
Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Home Phone No. \_\_\_\_\_  
Daytime Phone No. \_\_\_\_\_

**MILL**

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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

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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

# James N. Bahnsen, Treasurer of Fairfield County

210 EAST MAIN STREET, RM 105  
LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>PARCEL LOCATION:</b> MELROSE BLVD	<b>PARCEL ID:</b> 0410428600
MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC  C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC <b>STUB:</b> 41669930 <b>LEGAL:</b> MELROSE

Gross Tax Rate 123.1 Reduction Factor 0.541136613 Effective Tax Rate 56.486083	Acres 0.52 Class R Land Use Code 500	<b>APPRAISED VALUE</b> Land \$8,790 Improvement \$0 Total \$8,790
<b>TAX VALUES</b>	<b>CURRENT TAX DISTRIBUTION</b>	<b>TAXABLE VALUE</b>
Gross Taxes \$379.16 Reduction Factor (\$205.16) Subtotal \$174.00 Non-business Credit (\$14.04) Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CAUV Recoupment \$0.00 Farm Rollback \$0.00 Curr FULL Taxes \$159.96 Curr FULL Assessments \$0.00 Curr FULL Taxes + Asmts \$159.96 Curr HALF Taxes \$0.00 Curr HALF Assessments \$0.00 Curr HALF Taxes + Asmts \$79.98 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	FAIRFIELD COUNTY \$25.56 VIOLET TWP IN CORP \$32.12 PICKERINGTON LSD \$81.07 PICKERINGTON-CITY \$12.80 EASTLAND JVS \$5.52 PICKERINGTON PUBLIC LIBRARY \$2.23 FAIRFIELD CO PARK DISTRICT \$0.66 \$0.00 \$0.00 Special Assessment \$0.00    Total \$159.96	Land \$3,080 Improvement \$0 Total \$3,080  <b>OTHER VALUE</b> Homestead \$0 CAUV Value \$0 TIF Value \$0  <b>SPECIAL ASSESSMENT</b> Project Delq Curr - 0 0 - 0 0 - 0 0 - 0 0 - 0 0 - 0 0 - 0 0 - 0 0 - 0 0 Total \$0.00 \$0.00
FULL YEAR TOTAL \$159.96 PAYMENTS \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$79.98 FULL YEAR DUE \$159.96  TaxBill prepared on: 1/15/2025	<b>CREDIT CARD PAYMENTS</b> Online at <a href="http://www.co.fairfield.oh.us/TREASURER">http://www.co.fairfield.oh.us/TREASURER</a> Fairfield County does not collect/retain the fee charged.  Return bottom portion with payment.	<b>TO AVOID A 10% PENALTY</b> <b>PAY ON OR BEFORE</b> <b>2/20/2025</b> If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested. <b>YOUR RETURNED CHECK IS YOUR RECEIPT</b>

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REAL PROPERTY  
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<b>OWNER:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC	<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Treasurer of Fairfield County</b>
<b>TAXBILL PREPARED ON:</b> 1/15/2025	<b>PARCEL ID:</b> 0410428600 
MELROSE HOMEOWNERS ASSN OF PICKERINGTON C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215	<b>PAY THIS AMOUNT</b> <b>HALF YEAR: \$79.98</b> <b>FULL YEAR: \$159.96</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

**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

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**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.

  
  
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LANCASTER, OH 43130  
PHONE (740) 652-7140

REAL PROPERTY  
1ST HALF 2024  
Due 2/20/2025

<b>PARCEL LOCATION:</b> MCLEOD PARC		<b>PARCEL ID:</b> 0410529900		
MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC  C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215		<b>TAX DISTRICT:</b> 041 - VI TWP-PI CORP PLSD <b>OWNER NAME:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC <b>STUB:</b> 41578470 <b>LEGAL:</b> MELROSE SEC 6		
Gross Tax Rate	123.1	Acres	0.04	
Reduction Factor	0.541136613	Class	R	
Effective Tax Rate	56.486083	Land Use Code	500	
		<b>APPRAISED VALUE</b>		
		Land	Improvement	
		\$670	\$0	
		Total \$670		
<b>TAX VALUES</b>		<b>TAXABLE VALUE</b>		
Gross Taxes	\$28.38	Land	Improvement	
Reduction Factor	(\$15.38)	\$230	\$0	
Subtotal	\$13.00	Total \$230		
Non-business Credit	(\$1.06)	<b>OTHER VALUE</b>		
Owner Occupancy Credit	\$0.00	Homestead	CAUV Value	
Homestead Reduction	\$0.00	\$0	\$0	
CAUV Recoupment	\$0.00	TIF Value \$0		
Farm Rollback	\$0.00	<b>SPECIAL ASSESSMENT</b>		
Curr FULL Taxes	\$11.94	Project	Delq	Curr
Curr FULL Assessments	\$0.00	-	0	0
Curr FULL Taxes + Asmts	\$11.94	-	0	0
Curr HALF Taxes	\$0.00	-	0	0
Curr HALF Assessments	\$0.00	-	0	0
Curr HALF Taxes + Asmts	\$5.97	-	0	0
Penalties	\$0.00	-	0	0
Interest	\$0.00	-	0	0
Adjustments	\$0.00	-	0	0
Delinquent General Taxes	\$0.00	-	0	0
Delinquent Assessments	\$0.00	-	0	0
Delinquent Adjustments	\$0.00	-	0	0
Omitted Taxes	\$0.00	-	0	0
		Total	\$0.00	\$0.00
		<b>CREDIT CARD PAYMENTS</b>		
		Online at <a href="http://www.co.fairfield.oh.us/TREASURER">http://www.co.fairfield.oh.us/TREASURER</a>		
		Fairfield County does not collect/retain the fee charged.		
FULL YEAR TOTAL	\$11.94	<b>TO AVOID A 10% PENALTY</b>		
PAYMENTS	\$0.00	<b>PAY ON OR BEFORE</b>		
OTHER CREDITS	\$0.00	<b>2/20/2025</b>		
HALF YEAR DUE	\$5.97	If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested.		
FULL YEAR DUE	\$11.94	YOUR RETURNED CHECK IS YOUR RECEIPT		
TaxBill prepared on:	1/15/2025	Return bottom portion with payment.		

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<b>OWNER:</b> MELROSE HOMEOWNERS ASSN OF PICKERINGTON INC		<b>MAKE CHECK PAYABLE TO James N. Bahnsen, Treasurer of Fairfield County</b>	
<b>TAXBILL PREPARED ON:</b> 1/15/2025		<b>PARCEL ID:</b> 0410529900	
MELROSE HOMEOWNERS ASSN OF PICKERINGTON C/O PMI SCIOTO METRO 1201 DUBLIN RD, STE 607 COLUMBUS OH 43215		 <b>PAY THIS AMOUNT</b> <b>HALF YEAR: \$5.97</b> <b>FULL YEAR: \$11.94</b>	
		 	

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City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_  
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Daytime Phone No. \_\_\_\_\_

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