



## Property Report

Generated on 07/28/14 at 04:36:49 PM

Parcel ID **010-038434-00** Map Routing No **010-C061 -043-00** Card No **1** Location **804 -06 N ST CLAIR AV**

Owner
<b>RUSLYN PROPERTIES LLC</b> <b>4235 OXFORD DR</b> <b>COLUMBUS OH 43220</b>
If the above is incorrect please call 614-525-4663

Tax Bill Mailing Info
<b>RUSLYN PROPERTIES LLC</b> <b>4235 OXFORD DR</b> <b>COLUMBUS OH 43220</b>

Legal Description
<b>804-6 ST CLAIR AVE</b> <b>MILLER JOYCE &amp; GRAY</b> <b>LOT 427 &amp; 1.38'SS LOT 428</b>

Most Recent Transfer	
Sale Amount	\$0
Date of Sale	07/19/2013
Conveyance Type	GE
Conveyance Number	908154-M
Number of Parcels	1

Tax Year 2013			
Annual Taxes	\$1,560.86	Taxes Paid	\$1,802.41

Current Value		
	Market	Taxable
Land	\$7,700	\$2,700
Improvements	\$65,200	\$22,820
Total	\$72,900	\$25,520
Cauv	\$0	\$0

Building Data			
Year Built	1913	Total Sq Footage	2,828
Total Rooms	10	Bedrooms	6
Full Baths	2	Half Baths	2

2013 Tax Status			
Property Class	RESIDENTIAL		
Land Use	[520] TWO-FAMILY DWELLING		
Tax District	[010] CITY OF COLUMBUS		
School District	[2503] COLUMBUS CSD		
Neighborhood	01400		
Board of Revision	NO	CDQ	
Homestead	NO	2.5% Reduction	NO

Characteristics			
Neighborhood	01400	Property Status	DEVELOPED
Type	URBAN	Elevation	STREET LEVEL
Trend	STATIC	Terrain	FLAT
Traffic	HEAVY	Street Access	PAVED



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Attributes			
Electricity		Alley	
Water		Sidewalk	
Sewer		Corner Lot	
Gas		Land Locked	
Well		Wooded Lot	
Septic		Waterfront	
Irregular Shape		View Enhancement	
Excess Frontage		Easements	

Lots				
Code	Lot Type	Actual Front	Effective Front	Effective Depth
<b>L1</b>	<b>FRONT LOT</b>	<b>34.8</b>	<b>35</b>	<b>164</b>
<b>Total</b>			<b>0.132 Acres</b>	



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Dwelling 1			
Use Code	<b>[520] TWO-FAMILY DWELLING</b>	Living Area (Sq Ft)	
Style	<b>CONVENTIONAL</b>	Total Sq Footage	<b>2,828</b>
Year Built	<b>1913</b>	Level 1	<b>1,414</b>
Year Remodel	<b>2002</b>	Level 2	<b>1,414</b>
No. Stories	<b>2.0</b>	Attic	<b>0</b>
Condition	<b>AVERAGE</b>	Basement	<b>0</b>
Exterior Wall Type	<b>BRICK</b>	Recreation Room * Not included in total SqFt	<b>0</b>
Basement	<b>3/4</b>	Rooms	
Crawl	<b>1/4</b>	Total Rooms	<b>10</b>
Heating	<b>CENTRAL</b>	Formal Dining	<b>0</b>
Air Conditioning	<b>CENTRAL</b>	Bedrooms	<b>6</b>
Additional plumbing fixtures	<b>NONE</b>	Family Rooms	<b>0</b>
Woodburning fireplaces	<b>NONE</b>	Full Baths	<b>2</b>
Garage/Carport	<b>NONE</b>	Half Baths	<b>2</b>
		Every unit is assumed to contain a kitchen and living room. Bathrooms are not included in total room count.	

### Features

No records found for this card

### Transfers

Date	Owner	Conveyance No	Exempt Conveyance No	Conveyance Type	Number Parcels	Sale Price
<b>07/19/2013</b>	<b>RUSLYN PROPERTIES LLC</b>		<b>2013908154-M</b>	<b>GE</b>	<b>1</b>	<b>\$0</b>
<b>12/28/2006</b>	<b>OXFORD MACOY LLC</b>		<b>2006915563-M</b>	<b>QE</b>	<b>1</b>	<b>\$0</b>
<b>12/28/2006</b>	<b>B W EDDY TRUST JAMES</b>		<b>2006915562-R</b>	<b>GE</b>	<b>2</b>	<b>\$0</b>
<b>07/12/2002</b>	<b>B W EDDY TRUST JAMES</b>	<b>200200016287</b>		<b>SH</b>	<b>1</b>	<b>\$28,700</b>
<b>03/02/2000</b>	<b>MILLER MARK</b>	<b>200000003624</b>		<b>WD</b>	<b>1</b>	<b>\$69,000</b>
<b>12/08/1998</b>	<b>YATES CHARLIE B</b>	<b>199800028346</b>		<b>GW</b>	<b>1</b>	<b>\$35,416</b>
<b>11/19/1990</b>	<b>BURCHWELL EDWARD A</b>	<b>199000020003</b>			<b>1</b>	<b>\$40,000</b>
<b>11/30/1987</b>		<b>198700025041</b>			<b>1</b>	<b>\$7,000</b>



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Parcel ID **010-038434-00** Map Routing No **010-C061 -043-00** Card No **1** Location **804 -06 N ST CLAIR AV**

Current Year Rates For This Parcel					
Rate	<b>100.410000</b>	Reduction Factor	<b>0.323194</b>	Effective Rate	<b>67.958086</b>

Current Tax Year Detail						
	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	<b>\$1,560.52</b>	<b>\$0.00</b>	<b>\$1,281.23</b>	<b>\$0.00</b>	<b>\$1,281.23</b>	<b>\$0.00</b>
Reduction	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$414.08</b>	<b>\$0.00</b>	<b>\$414.08</b>	<b>\$0.00</b>
Subtotal	<b>\$1,560.52</b>	<b>\$0.00</b>	<b>\$867.15</b>	<b>\$0.00</b>	<b>\$867.15</b>	<b>\$0.00</b>
10% RB	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$86.72</b>	<b>\$0.00</b>	<b>\$86.72</b>	<b>\$0.00</b>
2.5% RB	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Homestead CR	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net	<b>\$1,560.52</b>		<b>\$780.43</b>		<b>\$780.43</b>	
Penalty/Int	<b>\$241.89</b>		<b>\$78.04</b>			
RE Chg			<b>\$858.47</b>		<b>\$780.43</b>	
RE Paid	<b>\$1,802.41</b>					
SA Chg						
SA Paid						
Total Owed	<b>\$1,802.41</b>		<b>\$858.47</b>		<b>\$1,638.90</b>	
Total Paid	<b>\$1,802.41</b>					
Balance Due			<b>\$858.47</b>		<b>\$1,638.90</b>	
Future Charge	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	
Future Paid	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	

Detail of Special Assessment						
<b>No Records Found</b>						

Tax Payment Information						
Date	Half	Proj	Prior	1st Half	2nd Half	Surplus
<b>09/04/2013</b>	<b>1-13</b>		<b>\$1,802.41</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>11/14/2012</b>	<b>1-12</b>		<b>\$3,616.49</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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Photo



**010-038434-00 04/02/2010**

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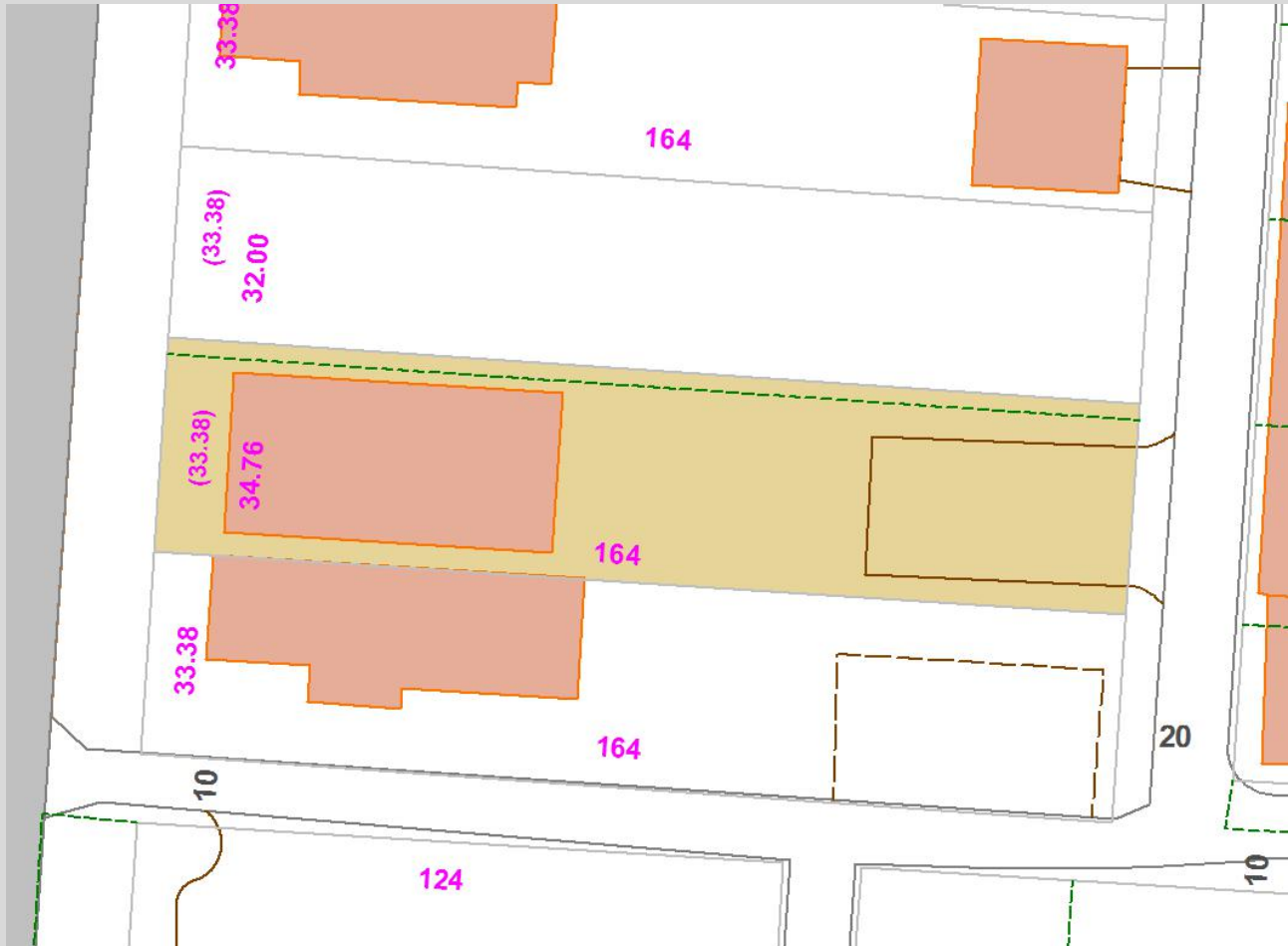
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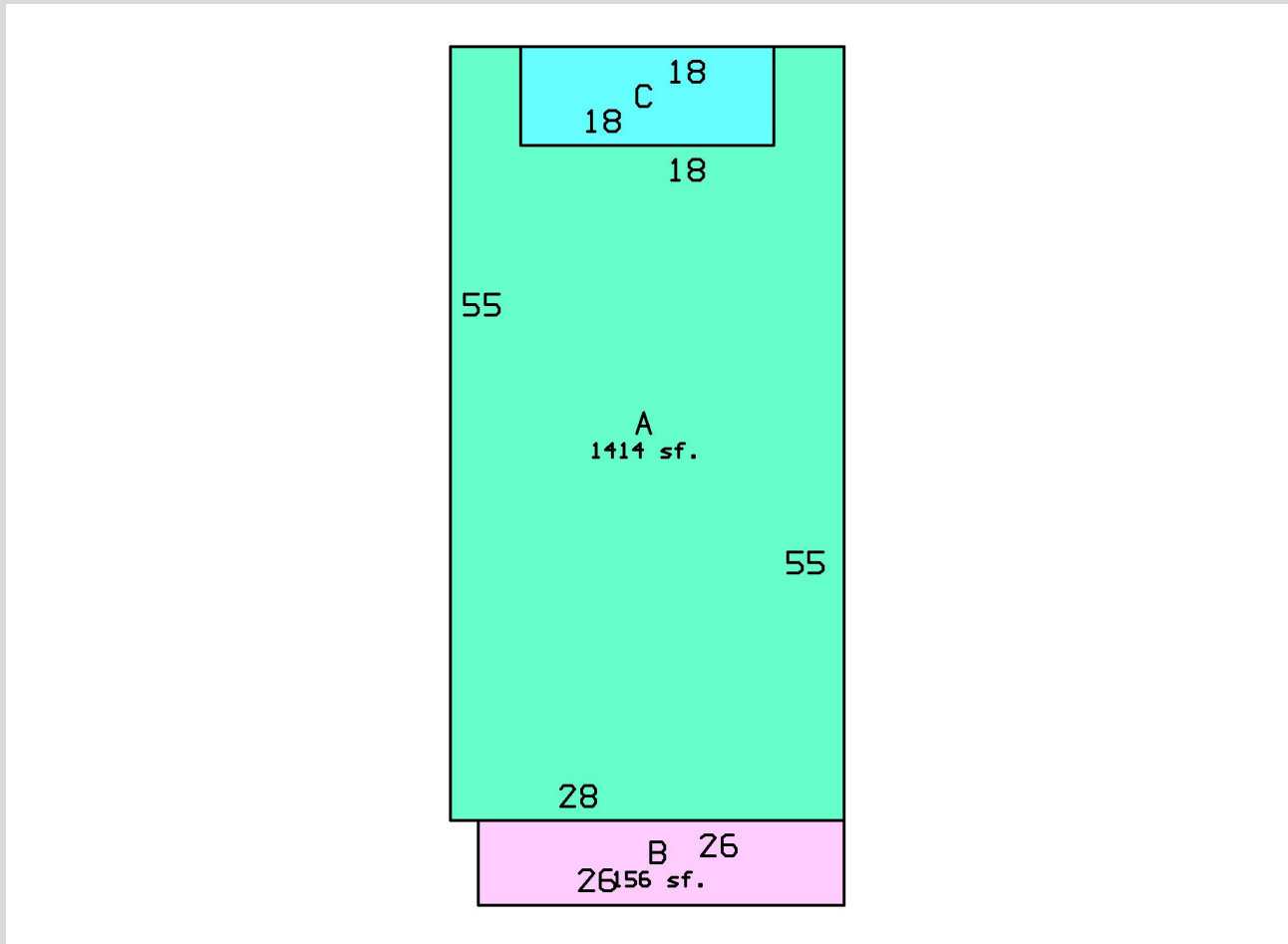
GIS



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

Sketch



ID	Details	Description	SQFT
A	1SBR/1SBR/PTB	One Story Brick over One Story Brick over Partial Basement	1414
B	OP 6X26 <16>	Open Porch (6' by 26')	156
C	OP/OP 7X18 <11>	Open Porch (7' by 18') over Open Porch (7' by 18')	126

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Assessment Lists, also known as Parcel Sheets  
Were in effect from April 11, 1920 - December 31, 1998

**OFFICE OF THE AUDITOR, FRANKLIN COUNTY, OHIO**  
**ASSESSMENT LIST**

DATE OF DIVISION		OWNER AT TIME OF DIVISION		CLASSIFICATION AND VALUATION OF PREMISES										ORIGINAL PARCEL No.		WHENEVER POSSIBLE CONSIDERATION WITH DATE OF TRANSFER MUST BE LISTED		CONSIDERATION		OUTLINE MAP	
DATE OF TRANSFER	MONTH	DAY	NAME AND ADDRESS OF OWNER	NO. OF ACRES	VALUE PER ACRE	FEET FRONT	FEET DEEP	FEET REAR	FEET SIDE	HOUSES	NO.	KIND	VALUE	GARAGES	NO.	KIND	VALUE	TOT. VALUE BUILDINGS	TOTAL VALUE FOR TAXATION	REASON FOR SALE CHANGE MUST BE SHOWN. If not stated, the date of conversion as shown on the map must be stated.	
APRIL 11			PANZONE NICHOLAS B															3040	3150	1924 Re App'n	
APR 3	1962	1962	PANZONE ROSA															5070	5580	Out # 2245-1924	
AUG 30	1915	1915	SANKEY L. C. & MARGARET L.															4580	5040	10% 1935	
																		4120	4630	Remainder = 1920	
																		3700	4210	RE APPR 1937	
																		2960	3370	CERT # 14657 - B. d R. 1932	
																		2660	3030	RE APPR. 1944	
																		2120	2420	RE APPR. 1951	
																		2680	2950	STATE 1951-1952	
																		3070	3340	RE APPR. 1965	
																		3620	3940	COMB FROM VAC #34577 LOT 428	
																		5100	5450	RE APPR. 1968	
																		5280	6000		
																		6130	7170		