

Printable page

Parcel ID: 560-212499-00
HARSHBARGER BRIAN E

Map Routing: 560-N042II-09200
5285 REDLANDS DR

SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Auditors Office at (614) 525-HOME (4663) or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner HARSHBARGER BRIAN E

Owner Mailing / 5285 REDLANDS DR
Contact Address HILLIARD OH 43026

[Submit Mailing Address Correction Request](#)

Site (Property) Address 5285 REDLANDS DR
[Submit Site Address Correction Request](#)

Legal Description REDLANDS DRIVE
CROSS CREEK VILLAGE
LOT 57

Calculated Acres .22
Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/56021249900>

eAlerts [Sign Up for or Manage Property eAlerts](#)

The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools [View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date MAY-12-2020
Transfer Price \$0
Instrument Type QE
Parcel Count 1

2025 TAX STATUS

Property Class R - Residential
Land Use 510 - ONE-FAM DWLG ON PLATTED LOT
Tax District 560 - COLUMBUS-HILLIARD CSD
School District 2510 - [\[SD Income Tax\]](#)
City/Village COLUMBUS CITY
Township
Appraisal Neighborhood 00305000

Tax Lien	No
CDQ	No
CAUV Property	No
Owner Occ. Credit	2025: Yes 2026: Yes
Homestead Credit	2025: No 2026: No
Rental Registration	No
Rental Exception	No
Board of Revision	No
Zip Code	43026
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2025 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	89,400	281,200	370,600
TIF	0	0	0
Exempt	0	0	0
Total	89,400	281,200	370,600
Cauv	0		

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	31,290	98,420	129,710
TIF	0	0	0
Exempt	0	0	0
Total	31,290	98,420	129,710

ANNUAL TAXES

Tax Year	Net Annual Tax	Total Paid
2025	7,310.68	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	2,053	8	4	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
80	120	.2204	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	80.0	80.0	120.0	.22

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	00305000
Elevation	Street Level
Terrain	Flat

Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	Yes
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

RESIDENTIAL BUILDING

Card Number	1
Use Code	510 - ONE-FAM DWLG ON PLATTED LOT
Style	CONVENTIONAL
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
Finished Area Above Grade	2053
Finished Area Below Grade	
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	2
Well\Septic	

Rooms

Living Units	1
Total Rooms	8
Bedrooms	4
Family Rooms	1
Dining Rooms	1
Full Baths	2
Half Baths	1
Basement	3/4 BASEMENT 1/4 CRAWL
Recreation Room Sq Ft	490
Unfinished Area Sq Ft	

FINISHED AREA (SQ FT)

Level 1	973
Level 2	1080
Finished Above Grade	2053
Rec Room Below Grade (Not Included)	490
Total Finished Area	2053

IMPROVEMENTS

Card #	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	SHP	SHED ON SKIDS-PP	2014	AVERAGE	x		1

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
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MAY-12-2020	HARSHBARGER BRIAN E	2137037	QE	1	\$0
DEC-20-2005	HARSHBARGER BRIAN E HARSHBARGER KRISTIE A		SU	1	\$177,000
DEC-13-2001	BALAZ DOUGLAS R BALAZ ERIN A		QE	1	\$0
SEP-11-1995	BALAZ DOUGLAS R		WD	1	\$125,000
SEP-28-1989				1	\$91,150

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)

CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM

CAUV Status: No
 CAUV Application Received: No

Your 2026 CAUV renewal application must be received by March 3, 2026.

You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

NOTICE: 2025 FINAL VALUES & YEAR END PROCESSING

Updated tax and payment details will only be available once the November 2025 election results have been certified by the Board of Elections and tax rates have been calculated and applied. Understanding that many want to pay their property taxes prior to year end, these are typically available no later than December 31. If you have any questions, please contact the Auditor's office at 614-525-HOME (4663) or auditorstinziano@franklincountyohio.gov.

TAX STATUS

Property Class R - Residential
 Land Use 510 - SINGLE FAMILY DWELLING, PLATTED LOT
 Tax District 560 - COLUMBUS-HILLIARD CSD
 Net Annual Tax 7,310.68
 Taxes Paid
 CDQ No

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	31,290	98,420	129,710
TIF	0	0	0
Exempt	0	0	0
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TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax	16,574.34	0.00		
Reduction	-8,480.22	0.00		
Adjusted Tax	8,094.12	0.00		
Non-Business Credit	-626.76	0.00		
Owner Occupancy Credit	-156.68	0.00		
Homestead Credit	0.00	0.00		
Current Tax	7,310.68	0.00	0.00	7,310.68

Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	7,310.68	0.00	0.00	7,310.68
1st Half	3,655.34	0.00	0.00	3,655.34
2nd Half	3,655.34	0.00	0.00	3,655.34

PAYMENT HISTORY

To see your payment history, please visit the Treasurer's website by [clicking here](#).

TAX DISTRIBUTION

Property Class	R - Residential
Land Use	510 - ONE-FAM DWLG ON PLATTED LOT
Tax District	560 - COLUMBUS-HILLIARD CSD
School District	2510 -
Township	
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	COLUMBUS CITY
Library	COL.&FRANKLIN COUNTY PUB LIB D
Other	

VALUE HISTORY

Year	Auditor's Appraised Value	Taxable Value
2025	370,600	129,710
2024	370,600	129,710
2023	370,600	129,710
2022	230,900	80,820

VALUE HISTORY DETAILS

10F4

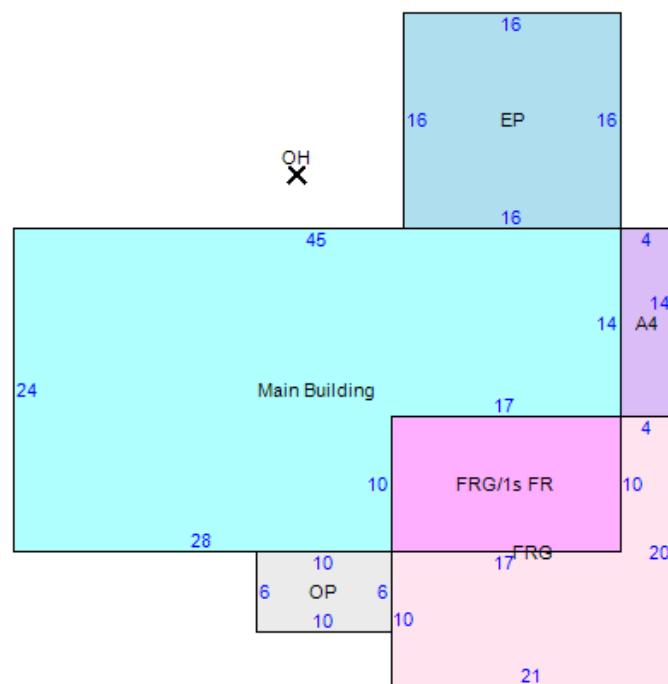
TAX YEAR 2025

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Item	Area
Main Building	910
FRG/1s FR - 15/10:FRAME GARAGE/ONE STORY FRAME	170
SHED SKID - SHP:SHED ON SKIDS-PP	1
OP - 13:OPEN FRAME PORCH	60
FRG - 15:FRAME GARAGE	250
C/1s FR - 36/10:CRAWL/ONE STORY FRAME	56
OH - 19:FRAME OVERHANG	7
EP - 14:ENCLOSED FRAME PORCH	256



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12/17/2024 1 of 113 Select Date

