

Owner Name	FARMER PROPERTY FARMER PROPERTY	Prop. Class	R - Residential
		Land Use	510 - ONE-FAMILY DWLG ON PLA
Site Address	2672 OSCEOLA AV	Tax District	010 - CITY OF COLUMBUS
		Sch. District	2503 - COLUMBUS CSD
		App Nbrhd	04000
LegalDescriptions	OSCELOA AVE ALMADA LOT 236	CAUV	N
		Owner Occ Cred.	N
Mailing Address	2953 PONTIAC ST COLUMBUS OH 43224	Annual Taxes	686.56
		Taxes Paid	986.70
Tax Bill Mailing	FARMER PROPERTY MANAGEME 2953 PONTIAC ST COLUMBUS OH 43224-4060	Board of Revision	No
		CDQ	2015

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$9,900	\$21,800	\$31,700	\$3,470	\$7,630	\$11,100
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$9,900	\$21,800	\$31,700	\$3,470	\$7,630	
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
07/25/2013	FARMER PROPERTY	908342-M	GE	9	0
03/30/2010	FARMER MACHELE A	902926-N	CT	9	0
04/11/2008	FARMER MICHAEL O	6026	SW	1	21,000
01/11/2008	DEUTSCHE BANK NATIONAL	747	SH	1	32,000
02/15/2006	STEWART RODERRICK D	3184	GW	1	74,000
06/18/2004	HANAS JUSTIN	907791-A	LE	1	0
04/21/2004	SEC OF HUD	904983-A	SX	1	0
12/05/1995	MCDANIEL SANDRA S	23545	WD	1	46,000
10/24/1995		20438	FD	1	20,400
06/18/1991		904400-N		1	0

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	40.00	40.00	117.00	.11

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	04000	Alley	Yes
Elevation	Street Level	Sidewalk	Yes
Terrain	Flat	Corner Lot	No
Street/Road	Paved	Wooded Lot	No
Traffic	Normal	Water Front	No
Irregular Shape	No	View	No

Building Data

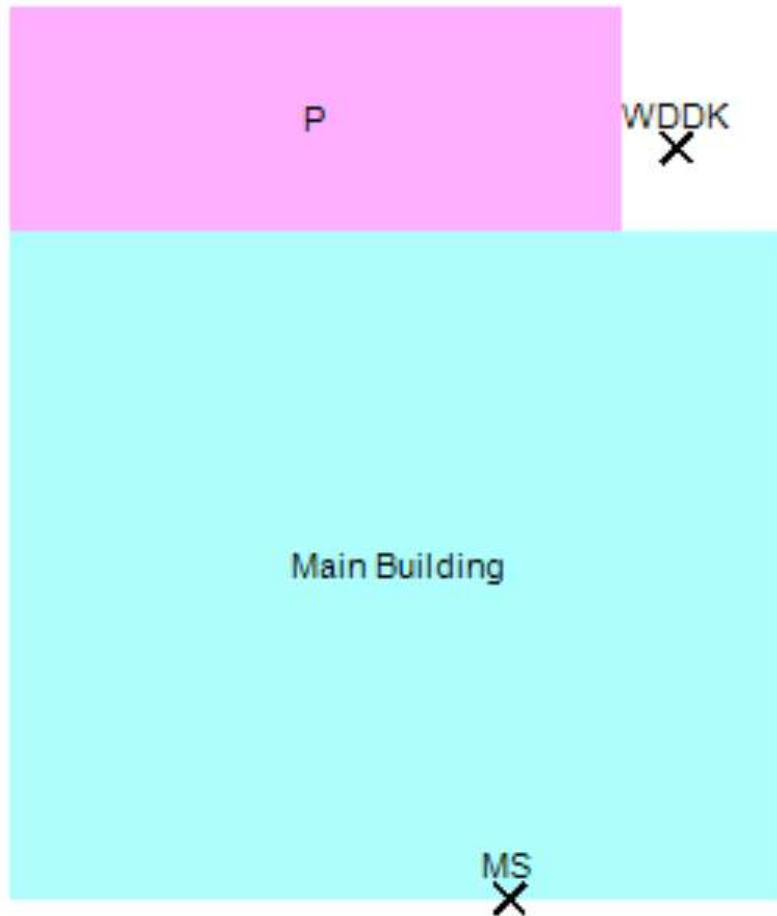
Use Code	510 - ONE-FAM I	Rooms	4	Level 1	672
Style	CONVENTIONAL	Bedrms	2	Level 2	
Exterior Wall Typ	1-WD/ALUM/VIN'	Family Rms		Level 3+	
Year Built	1953	Full Baths	1	Attic	0
Year Remodeled	2005	Half Baths		Fin. Area Above Grd	672
Effective Year	1953	Basement	FULL BASEMENT	Fin. Area Below Grd	0
Stories	1.0	Unfin Area Sq Ft		Fin. Area	672
Condition	AVERAGE	Rec Room Sq Ft			
Attic	NO ATTIC				
Heat/AC	NONE				
Fixtures	5				
Wood Fire	0 / 0				
Garage Spaces					

Improvements

Type	Year Blt	Eff Year Blt	Condition	Size	Area
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Permits

Date	Est. Cost	Description
04/28/2008	\$ 500	ELECTRIC
04/24/2008	\$ 1,800	BA & KITCHEN SINK
04/17/2008	\$ 13,304	REBUILD REROOF



Sketch Legend

- 0 A0 672 Sq. Ft.
- 1 A1 - 40: CONCRETE PATIO 176 Sq. Ft.
- 2 A2 - 43: MASONRY STOOP 48 Sq. Ft.
- 3 A3 - 38: WOOD DECK 30 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTI
Tax District	010 - CITY OF COLUMBUS
Net Annual Tax	686.56
Taxes Paid	986.70
CDQ Year	

Current Year Tax Rates

Full Rate	100.31
Reduction Factor	0.314882
Effective Rate	68.724221
Non Business Rate	0.1
Owner Occ. Rate	0.025

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CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	1,113.44	0.00		
Reduction	-350.60	0.00		
Adjusted Tax	762.84	0.00		
Non-Business Credit	-76.28	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	686.56	0.00	343.28	343.28
Prior	344.11	0.00	344.11	0.00
Penalty	17.21	36.13	53.34	0.00
Interest	4.97	0.00	4.97	0.00
SA	481.99	0.00	241.00	240.99
Total	1,534.84	36.13	986.70	584.27
1st Half	950.57	36.13	986.70	0.00
2nd Half	584.27	0.00	0.00	584.27
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total
32-338 (010) SEWER RENTAL(20338)				
SA Charge	481.99	0.00	241.00	240.99
SA Prior	0.00	0.00	0.00	0.00
SA Penalty	0.00	0.00	0.00	0.00
SA Interest	0.00	0.00	0.00	0.00
SA Total	481.99	0.00	241.00	240.99
SA Future	0.00	0.00	0.00	0.00
SA Pending	0.00	0.00	0.00	78.09
Payoff				319.08

Payment History

Date	Tax Year	Bill Type	Amount
01/20/2016	2015	SA / 32-338	\$ 241.00
01/20/2016	2015	Tax	\$ 745.70
02/02/2015	2014	Tax	\$ 344.11
06/23/2014	2013	Tax	\$ 400.62
01/24/2014	2013	Tax	\$ 400.62

Tax Distribution

County	
General Fund	\$14.68
Children's Services	\$48.40
Alcohol, Drug, & Mental Health	\$21.92
MRDD	\$69.74
Metro Parks	\$7.47
Columbus Zoo	\$6.95
Senior Options	\$12.95
School District	\$445.11
School District (TIF)	\$.00
Township	\$.00
Park District	\$.00
Vocational School	\$.00
City / Village	\$31.37
City / Village (TIF)	\$.00
Library	\$27.97

BOR Case Status

Rental Contact

Owner / Contact Name	MACHELE FARMER
Business Name	FARMER PROPERTY MANAGEMENT,LLC
Title	OWNER
Contact Address1	2953 PONTIAC ST.
Contact Address2	
City	COLUMBUS
Zip Code	43224
Phone Number	614-531-4537
Last Updated	04/02/2014

CAUV Status

CAUV Status	No
CAUV Application Received	No