



Delaware County Auditor

George Kaitsa, Auditor

Property Report for 319-140-04-013-000



31914004013000 08/11/2009

Property Information

Parcel Number:	31914004013000
Owner(s)	THOMAS STEPHEN D & JANA C
Address	1795 RIVERSTONE DR
Tax Dist	25
School	2104 OLENTANGY
Use Code:	510
Acres:	2.17700

Description

LOT 3698 WOODLAND HALL SEC1

Property Address

1795 RIVERSTONE DR DELAWARE

	Current Value Land	Impr	Total
317700		821800	1139500

	Current Tax Due	Paid	Balance
31470.35	.00	60574.32	

Assessment Information

Board of Revision:	N	Homestead/Disability:	N
Owner Occ Credit:	Y	Divided Property:	N
New Construction:	N	Foreclosure:	N
Other Assessments:	Y	Front Ft.:	Y

Dwelling Information

Sq Ft Finished	6402	1st Floor Area	4270
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Dwelling Information

Upper Floor Area		Finished Basement	
Basement Type	5	Room Count	9
Story Height	2	# Bedrooms	4
Full Baths	4	Half Baths	2
Heating	1	Air Cond.	1
Fireplace(s)	2	YearBuilt	2004
Year Remodeled			
Style	1	Ext. Walls	92

Improvements

Description	Area
CP1-Carport Frame	528
GR1-Garage Frame	1152
PR1-Porch Frame - Open	112
PT2-Patio Brick	950
PT1-Patio Concrete	33

Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	No. Units	Value
G1-Site Value	2.177	0	0	0	1	288750

CAUV Land

Land Type	Acres	Soil Type	Acres	Adj. Rate	Value
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**Transfer History**

Date	Amount	To	Type	Conveyance
6/6/2006	1049400	THOMAS STEPHEN D & JANA C	Change Owner	0
3/23/2004	243000	MIRIELLO & ASSOCIATES INC	Change Owner	0
2/21/2003	329000	FRANCO & MIRIELLO BUILDERS	Change Owner	0
4/29/2002	0	ISSAC GROUP LLC CORPORATION	Change Owner	0
4/29/2002	0	CENTRAL HOLDING CORPORATION	Change Owner	0
3/28/2002	0	ISAAC GROUP LLC	Plat	0

Value History

Year	Land	Improvement	Total	Reason
2020	317700	821800	1139500	Reappraisal, Update or Annual Equalization
2017	288800	797900	1086700	Reappraisal, Update or Annual Equalization
2014	254100	707200	961300	Reappraisal, Update or Annual Equalization
2011	280100	707200	987300	Reappraisal, Update or Annual Equalization
2008	262500	755400	1017900	New Construction - Full Value
2007	262500	731500	994000	New Construction - Partial Value
2006	262500	573700	836200	New Construction - Partial Value
2005	262500	563900	826400	New Construction - Partial Value
2003	329000	0	329000	Changes by Board of Revision, Tax Appeals, Courts
2002	49600	0	49600	Reappraisal, Update or Annual Equalization

Tax Detail Information

Full Rate:	113.87	Effective Rate	74.697921
Annual Tax:	\$31470.35		

Tax Detail Information

	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	\$24470.16	\$0.00	\$22707.39	\$0.00	\$22707.39	\$0.00
Reduction			\$7811.50	\$0.00	\$7811.50	\$0.00
Subtotal	\$24470.16		\$14895.89		\$14895.89	
10% Rollback			\$1216.89	\$0.00	\$1216.89	\$0.00
Own Occ Cred			\$304.22	\$0.00	\$304.22	\$0.00
Homestead			\$0.00	\$0.00	\$0.00	\$0.00
CR			\$0.00	\$0.00	\$0.00	\$0.00
NET	\$24470.16		\$13374.78		\$13374.78	
Penalty/Int	\$3792.88		\$0.00	\$1337.48	\$0.00	\$0.00
RE Chg	\$28545.67		\$14712.26		\$13374.78	
RE Paid	\$0.00		\$0.00		\$0.00	
SPA Chg	\$558.30		\$273.62		\$248.75	
SPA Paid	\$0.00		\$0.00		\$0.00	
Total Owed	\$29103.97		\$14985.88		\$13623.53	
Total Paid	\$0.00		\$0.00		\$0.00	
Balance Due	\$29103.97		\$44089.85		\$57713.38	

Eff. Rate	Amount	Type
56.885933	\$20,490.68	OLENTANGY LSD
2.23097	\$778.55	DELAWARE AREA CAREER CENTER
0.489363	\$170.78	DELAWARE COUNTY HEALTH DEPT.
0.735558	\$270.04	PRESERVATION PARK DISTRICT
0.780423	\$272.35	DELAWARE CO. DISTRICT LIBRARY
1.2	\$418.77	LIBERTY TWP EXC POWELL & DELAW
5.645661	\$1,970.21	LIBERTY TWP
5.446415	\$1,922.92	DELAWARE COUNTY
0.785542	\$274.14	DELAWARE-MORROW MENTAL HEALTH
0.498056	\$181.13	DELAWARE COUNTY 9-1-1 DISTRICT