

Printable page

Parcel ID: 025-004910-00
ASSURED HOLDINGS LLC

Map Routing: 025-O037G-00900
498 CLOTTS RD

LOOKING FOR YOUR 2026 TENTATIVE PROPERTY VALUE?

Tentative 2026 property values are available on the Know Your Home Value website, not Property Search. Visit the site to look up your tentative value, review property information, and schedule a Property Value Review if needed.

[View Tentative Value](#)



OWNER

Owner ASSURED HOLDINGS LLC

Owner Mailing /
Contact Address P O BOX 9788
COLUMBUS OH 43209

[Submit Mailing Address Correction Request](#)

Site (Property) Address 498 CLOTTS RD
[Submit Site Address Correction Request](#)

Legal Description 498 CLOTTS ROAD
R16 T1 1/4T2
.302 AC LOT 4

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/02500491000>

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 SEP-12-2006
Transfer Price \$179,200
Instrument Type SD
Parcel Count 1

2025 TAX STATUS

Property Class R - Residential
Land Use 511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District 2506 - GAHANNA-JEFFERSON S.D. [[SD Income Tax](#)]

City/Village	GAHANNA CITY
Township	MIFFLIN TWP
Appraisal Neighborhood	05207000
Tax Lien	No
CDQ	No
CAUV Property	No
Owner Occ. Credit	2025: No 2026: No
Homestead Credit	2025: No 2026: No
Rental Registration	Yes
Rental Exception	No
Board of Revision	No
Zip Code	43230
Pending Exemption	No

2025 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	25,000	286,700	311,700
TIF	0	0	0
Exempt	0	0	0
Total	25,000	286,700	311,700
Cauv	0		

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	8,750	100,350	109,100
TIF	0	0	0
Exempt	0	0	0
Total	8,750	100,350	109,100

ANNUAL TAXES

Tax Year	Net Annual Tax	Total Paid
2025	6,731.82	6,731.82

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1978	2,056	8	4	2	2

SITE DATA

Frontage	Depth	Acres
		.3

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
AO-ACREAGE				.05
AH-ACREAGE				.25

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	05207000
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	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

RESIDENTIAL BUILDING

Card Number	1
Use Code	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Style	CONVENTIONAL
Exterior Wall Type	93-3/6 MASONRY TO FRAME .500
Year Built	1978
Year Remodeled	1999
Effective Year	1978
Finished Area Above Grade	2056
Finished Area Below Grade	
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Fixtures	12
Woodburning Fireplace	Stacks: 1 Openings: 1
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	2
Basement	FULL BASEMENT
Recreation Room Sq Ft	400
Unfinished Area Sq Ft	

FINISHED AREA (SQ FT)

Level 1	1096
Level 2	960
Finished Above Grade	2056
Rec Room Below Grade (Not Included)	400
Total Finished Area	2056

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
SEP-12-2006	ASSURED HOLDINGS LLC		SD	1	\$179,200
DEC-30-2002	BECKLEY WILLIAM L		QC	1	\$0
JUN-02-1998	BECKLEY WILLIAM L &		SV	1	\$149,900
JUL-10-1992		929005653		1	\$0

TRANSFER HISTORY

REFERENCE

Instrument Type Codes (PDF)

BOR CASE STATUS

Case Number	Year	Hearing Date	BOR Decision Mailed	Decision Appealed	Appeal Case #	Case Status	Hearing Type
2024-002084	2024	16-SEP-2025		No		F - Finalized	N - Non-Appeal
2019-000755	2019			No		F - Finalized	N - Non-Appeal

BOR CASE DETAILS

10F2

Case Number	2024-002084
Year	2024
Tax District	
School District	
Hearing Date	16-SEP-2025
BOR Decision Mailed	
Decision Code	4 - No Change
Decision Appealed	No
Appeal Case Number	
Mediation Case	No
Case Status	F - Finalized
Counter Complaint	Yes
Hearing Type	N - Non-Appeal
Online Documents	View BOR Case Documents

The information contained in this section is for general informational purposes only without any warranty, express or implied, as to its accuracy or completeness. For further information about this case, please contact the Board of Revision at 614-525-3913 or bor@franklincountyohio.gov.

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](#)

TAX STATUS

Property Class	R - Residential
Land Use	511 - SINGLE FAMILY, O-9.999 AC
Tax District	025 - CITY OF GAHANNA-GAHANNA JEFFERSON
Net Annual Tax	6,731.82
Taxes Paid	6,731.82
CDQ	No

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	8,750	100,350	109,100
TIF	0	0	0

Exempt	0	0	0
Total	8,750	100,350	109,100

CURRENT YEAR TAX RATES

Full Rate	135.29
Reduction Factor	.508700
Effective Rate	66.467938
Non Business Rate	.071685
Owner Occ. Rate	.017921

TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax	14,760.14	0.00		
Reduction	-7,508.48	0.00		
Adjusted Tax	7,251.66	0.00		
Non-Business Credit	-519.84	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	6,731.82	0.00	-6,731.82	0.00
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	6,731.82	0.00	-6,731.82	0.00
1st Half	3,365.91	0.00	-3,365.91	0.00
2nd Half	3,365.91	0.00	-3,365.91	0.00

PAYMENT HISTORY

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

TAX DISTRIBUTION

Property Class	R - Residential
Land Use	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Tax District	025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District	2506 - GAHANNA-JEFFERSON S.D.
Township	MIFFLIN TWP
Vocational School	EASTLAND JVSD
City/Village	GAHANNA CITY
Library	COL.&FRANKLIN COUNTY PUB LIB D
Other	

TAX DISTRIBUTION

		Percentage
Alcohol, Drug & Mental Health	163.60	2.43 %
Children's Services	315.87	4.69 %
City/Village	235.66	3.50 %
Columbus State	34.91	0.52 %
FCBDD	360.82	5.36 %
General Fund	144.34	2.14 %
Library	255.89	3.80 %
Metro Parks	61.11	0.91 %
School District	3,613.15	53.67 %
Senior Options	92.85	1.38 %
Township	1,221.27	18.14 %
Vocational School	196.38	2.92 %

Zoo		35.95	0.53 %
	Total:	6,731.80	

VALUE HISTORY

Year	Auditor's Appraised Value	Taxable Value
2025	311,700	109,100
2024	311,700	109,100
2023	311,700	109,100
2022	169,000	59,150

VALUE HISTORY DETAILS10F4

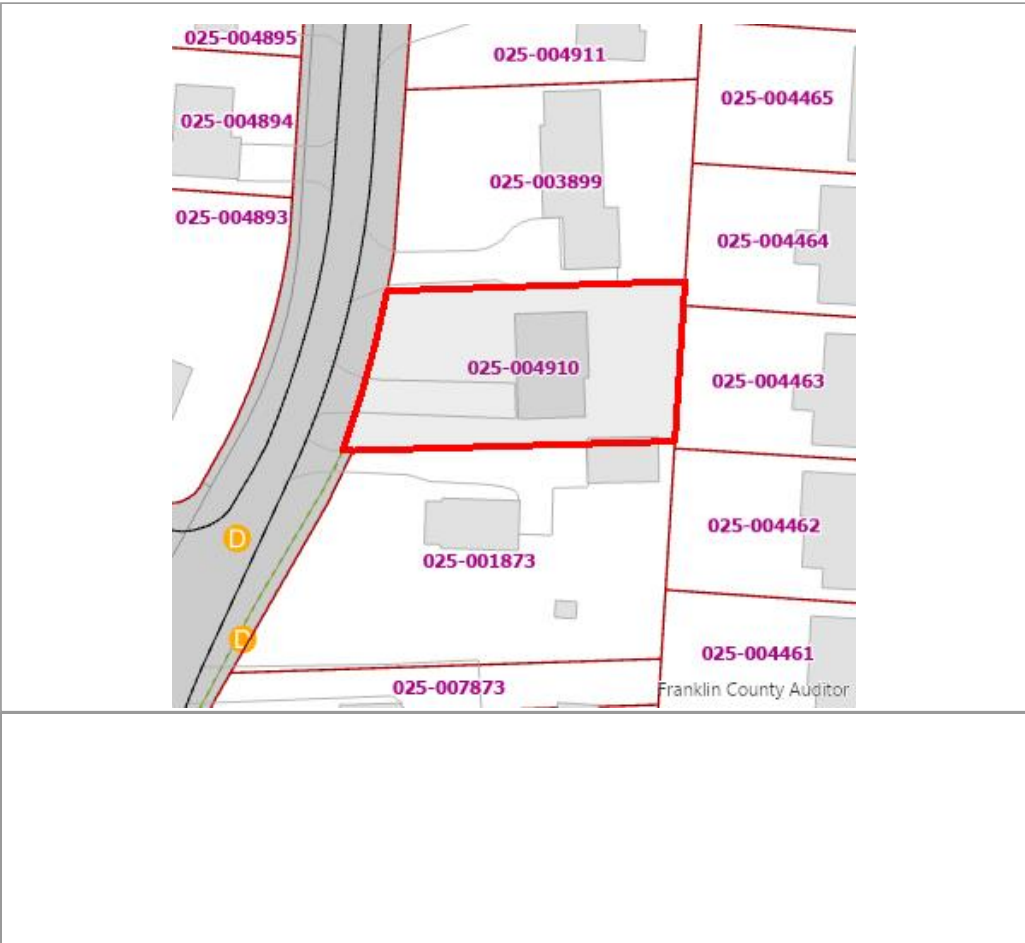
TAX YEAR2025

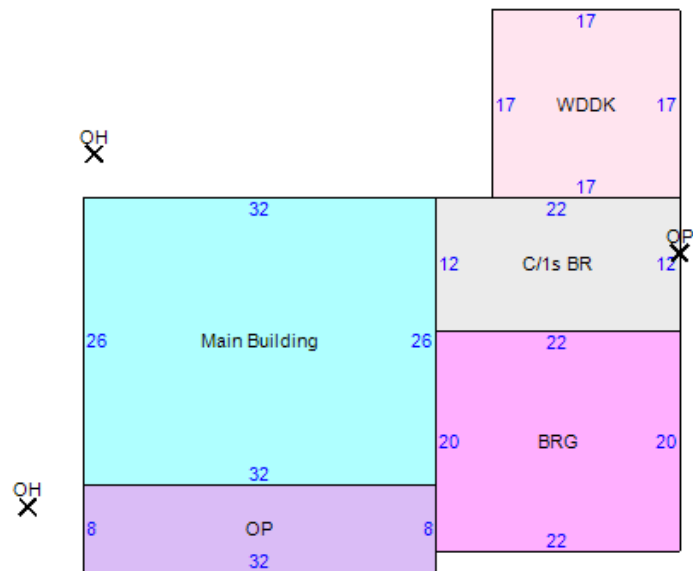
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Item	Area
Main Building	832
BRG - 27:BRICK GARAGE	440
C/1s BR - 36/22:CRAWL/ONE STORY BRICK	264
WDDK - 38:WOOD DECK	289
OP - 13:OPEN FRAME PORCH	256
OP - 13:OPEN FRAME PORCH	40
OH - 19:FRAME OVERHANG	64
OH - 19:FRAME OVERHANG	64



025-004910 08/02/2022



03/14/2025

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Select Date

