

Printable page

Parcel ID: 010-091033-00
285 S JAMES RD LLC

Map Routing: 010-N126-01100
285 S JAMES 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 285 S JAMES RD LLC

Owner Mailing /
Contact Address

[Submit Mailing Address Correction Request](#)

Site (Property) Address 285 S JAMES RD
[Submit Site Address Correction Request](#)

Legal Description JAMES RD
EASTMOOR LOT 451

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/01009103300>

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 JUL-14-1998
Transfer Price \$0
Instrument Type GW
Parcel Count 1

2025 TAX STATUS

Property Class R - Residential
Land Use 510 - ONE-FAM DWLG ON PLATTED LOT
Tax District 010 - CITY OF COLUMBUS
School District 2503 - COLUMBUS CITY SCHOOLS [\[SD Income Tax\]](#)

City/Village	COLUMBUS CITY
Township	
Appraisal Neighborhood	06600000
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	43213
Pending Exemption	No

2025 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	118,600	81,400	200,000
TIF	0	0	0
Exempt	0	0	0
Total	118,600	81,400	200,000
Cauv	0		

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	41,510	28,490	70,000
TIF	0	0	0
Exempt	0	0	0
Total	41,510	28,490	70,000

ANNUAL TAXES

Tax Year	Net Annual Tax	Total Paid
2025	3,217.88	3,217.88

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1958	1,824	7	3	2	

SITE DATA

Frontage	Depth	Acres
58	134	.1784

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	58.0	58.0	134.0	.18

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	06600000
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Heavy
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	510 - ONE-FAM DWLG ON PLATTED LOT
Style	CONVENTIONAL
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1958
Year Remodeled	
Effective Year	1958
Finished Area Above Grade	1824
Finished Area Below Grade	
Number of Stories	2.0
Condition	FAIR
Attic	NO ATTIC
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	
Well\Septic	

Rooms

Living Units	1
Total Rooms	7
Bedrooms	3
Family Rooms	1
Dining Rooms	1
Full Baths	2
Half Baths	
Basement	FULL BASEMENT
Recreation Room Sq Ft	
Unfinished Area Sq Ft	

FINISHED AREA (SQ FT)

Level 1	912
Level 2	912
Finished Above Grade	1824
Total Finished Area	1824

IMPROVEMENTS

Card #	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	DETACHED FRAME GARAGE	1958		FAIR	22 x 24	528

PERMITS

Date	Est Cost	Description
01-01-19		

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUL-14-1998	285 S JAMES RD LLC	989007124	GW	1	\$0
NOV-27-1989		890020724		1	\$49,000
JUL-11-1989		899004644		1	\$0

TRANSFER HISTORY

Historical Parcel Sheets (PDF)

REFERENCE

Instrument Type Codes (PDF)

BOR CASE STATUS

Case Number	Year	Hearing Date	BOR Decision Mailed	Decision Appealed	Appeal Case #	Case Status	Hearing Type
2024-002065	2024			No		PT - Pending Certificate	N - Non-Appeal
2019-000672	2019			No		F - Finalized	N - Non-Appeal

BOR CASE DETAILS

10F2

Case Number	2024-002065
Year	2024
Tax District	
School District	
Hearing Date	
BOR Decision Mailed	
Decision Code	3 - Change
Decision Appealed	No
Appeal Case Number	
Mediation Case	No
Case Status	PT - Pending Certificate
Counter Complaint	No
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	510 - SINGLE FAMILY DWELLING, PLATTED LOT
Tax District	010 - CITY OF COLUMBUS
Net Annual Tax	3,217.88

Taxes Paid	3,217.88
CDQ	No

2025 TAXABLE VALUE

	Land	Improvements	Total
Base	41,510	28,490	70,000
TIF	0	0	0
Exempt	0	0	0
Total	41,510	28,490	70,000

CURRENT YEAR TAX RATES

Full Rate	115.89
Reduction Factor	.570496
Effective Rate	49.775275
Non Business Rate	.07645
Owner Occ. Rate	.019112

TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax	8,112.30	0.00		
Reduction	-4,628.04	0.00		
Adjusted Tax	3,484.26	0.00		
Non-Business Credit	-266.38	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Current Tax	3,217.88	0.00	-3,217.88	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	3,217.88	0.00	-3,217.88	0.00
1st Half	1,608.94	0.00	-1,608.94	0.00
2nd Half	1,608.94	0.00	-1,608.94	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	510 - ONE-FAM DWLG ON PLATTED LOT
Tax District	010 - CITY OF COLUMBUS
School District	2503 - COLUMBUS CITY SCHOOLS
Township	
Vocational School	
City/Village	COLUMBUS CITY
Library	COL.&FRANKLIN COUNTY PUB LIB D
Other	

TAX DISTRIBUTION

		Percentage
Alcohol, Drug & Mental Health	104.98	3.26 %
Children's Services	202.67	6.30 %
City/Village	197.82	6.15 %
Columbus State	22.40	0.70 %

FCBDD	231.52	7.19 %
General Fund	92.61	2.88 %
Library	164.18	5.10 %
Metro Parks	39.21	1.22 %
School District	2,079.87	64.63 %
Senior Options	59.57	1.85 %
Zoo	23.07	0.72 %
Total:	3,217.90	

VALUE HISTORY

Year	Auditor's Appraised Value	Taxable Value
2025	200,000	70,000
2024	252,700	88,450
2023	252,700	88,450
2022	75,000	26,260

VALUE HISTORY DETAILS

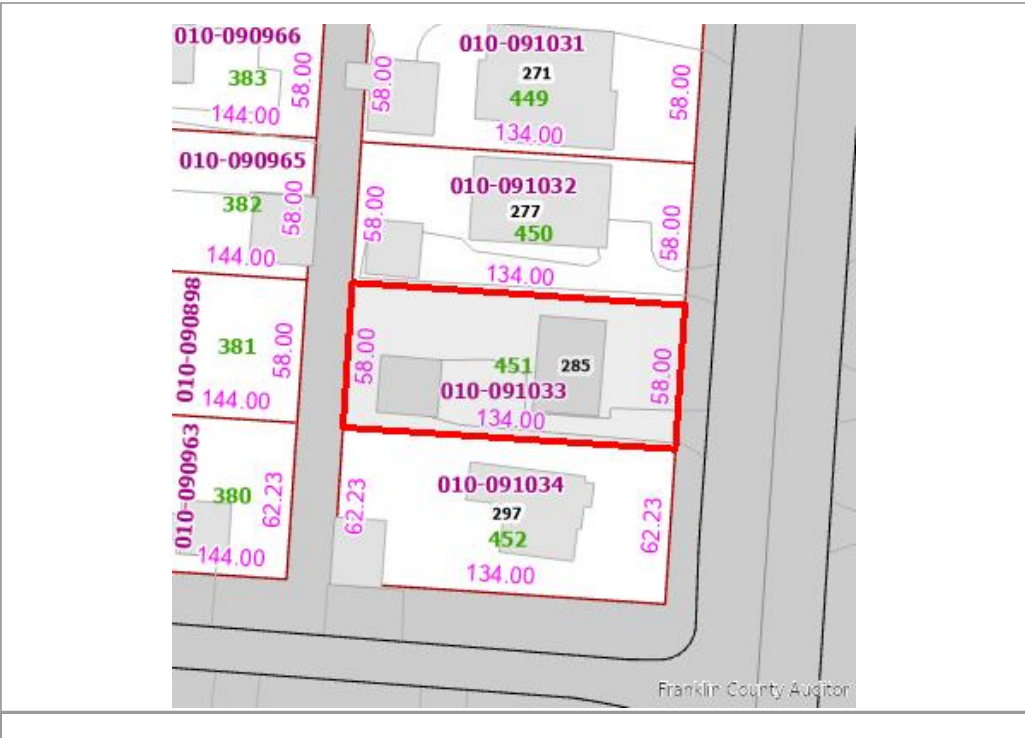
TAX YEAR 2025

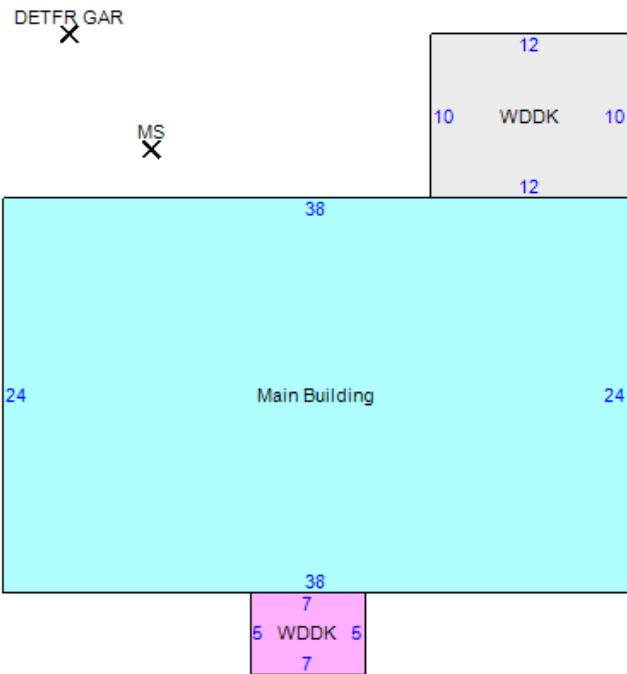
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TAXABLE VALUE

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Item	Area
Main Building	912
WDDK - 38:WOOD DECK	35
DETFR GAR - RG1:DETACHED FRAME GARAGE	528
WDDK - 38:WOOD DECK	120
MS - 43:MASONRY STOOP	16



010-091033 07/20/2022

