



Property Information Package Online Auction

**December 2025 Central Ohio
Multi-Property Auction**



Bid at www.gryphonusa.com

For additional information please contact the auction firm at 614-885-0020
or smk@gryphonusa.com

PO Box 78, Lewis Center, Ohio 43035
614-885-0020
www.gryphonusa.com

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General Details

CENTRAL OHIO MULTI-PROPERTY AUCTION – 6 PRIME OPPORTUNITIES!

Online Auction Closing December 3rd at 1:30 PM.

Diverse portfolio featuring residential homes, commercial (former church) buildings, and rehab investment properties—something for every buyer! 3% Buyer Agent Fee

Properties located in Old Town East, North Campus, Westbury Village, Edgewood, Historic Downtown McConnelsville.

Address List

- 509 S. Champion Ave., Columbus, Ohio 43205 – Renovated 6BR in ½ Double
- 511 S. Champion Ave., Columbus, Ohio 43205 - Renovated 2BR in ½ Double
- 2293 N Fourth St., Columbus, Ohio 43202 – 3,300SF Full Rehab – Demo Complete
- 5261 Marci Way, Columbus, Ohio 43228 – 1,200** SF Full Rehab – Demo Complete
- 3629 S. Champion, Columbus, OH 43207 – 1,300 SF/3BR – Full Rehab
- 73 S 9th Street, McConnelsville, Ohio, 43756 – 4700 SF Former Church - Move in Ready

Inspections: All Columbus properties vacant and on lockbox. Contact Auction Firm for showing instructions.

McConnelsville, Ohio Open Houses – November 22 & 29, from 12-2pm

Bidding starts at attractive opening prices with opportunities for strong returns. Register now to bid on all 6 properties! Public inspections available. 3% Buyer Agent Co-Op.

Register your client at www.agentregistration.com. Don't miss this opportunity to purchase quality real estate at your price.

Properties offered AS-IS with 10% Buyers Premium. Close by 12/30/25.

ATTENTION PROSPECTIVE BIDDERS

ALL INFORMATION CONTAINED IN THIS AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION. PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS". PROSPECTIVE BIDDERS SHOULD VERIFY ALL INFORMATION. THE PROPERTY IS OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, MARITAL STATUS, OR NATIONAL ORIGIN. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ANY OTHER INFORMATION OR PRINTED MATTER. THE PROPERTY AND IMPROVEMENTS WILL BE SOLD "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER, AND FITNESS FOR HABITATION.

PLEASE MAKE SURE TO READ ALL OF THE TERMS AND CONDITIONS OF SALE. NOTE THAT ACCESS TO THE INTERIOR OF THE PROPERTY MAY NOT BE AVAILABLE PRIOR TO CLOSING.

**THE REAL PROPERTY SHALL BE SOLD SUBJECT TO SELLER
CONFIRMATION**

First Time Bidder Notes:

If you're a first-time bidder in a Gryphon USA real estate auction, you may be feeling a mix of excitement and apprehension. Our real estate auctions offer a unique opportunity to purchase properties at great, competitive prices in both retail and foreclosure scenarios. To help you navigate the auction process with confidence, our team has put together this guide for first-time real estate auction bidders. Let's dive in!

1. **Research the Auction:** Before participating in an auction, take the time to research and understand how the process works as well as review the terms and conditions for your chosen auction.
2. **Set a Budget or Range:** Establish a clear budget and determine your range of value. We recommend that you set three (3) values:
 - a) “A Steal”, this is the price that is the best deal you could hope for.
 - b) “A Really Good Value”, this would be in the middle of your research values.
 - c) “Maximum Bid”, this is the number that you will not exceed. Consider factors such as comparable property values range, potential renovation costs, and your financial capacity. Stick to your budget during the auction to avoid overpaying.
3. **Property Due Diligence:** Thoroughly research the property you're interested in. Gather information on its location, market value range, potential repairs, or renovations, and any legal or zoning considerations.
4. **Attend a Preview or Open House:** Take advantage of pre-auction events such as property previews or open houses. These events allow you to examine the property up close, ask questions, take photos/videos, kick the tires, and get a better sense of its value and potential.
5. **Review Auction Terms:** Carefully review the auction terms and conditions, including the buyer's premium and deposit requirements. Understand the payment timeline and closing process. Also, review the purchase agreement that you will be required to sign. Seek clarification from the auction company if you have any questions.
6. **Register as a Bidder:** Complete the bidder registration process to receive login credentials for an online auction. Provide the necessary contact information, password, and financial information required by the auction company. Note that real estate agents CAN NOT bid on your behalf. You, as the responsible party, must register and bid for yourself.
7. **Bidding Strategies:** Develop a bidding strategy that aligns with your budget/range and desired outcome. Consider employing tactics like a “Max” bid where the system bids for you, bidding early to discourage competitors, or waiting until the end for a final push.
8. **Stay Engaged During the Auction:** During the auction, actively monitor the bidding process and stay engaged. Pay attention and look for the auction company's texts/emails, announcements, and bid increments. Be prepared to act quickly and confidently when your property is open for bidding. Be aware of the scheduled closing time and if the system supports last minute dynamic extensions.

9. **Seek Professional Advice:** Consider seeking guidance from real estate professionals, such as real estate agents/brokers. They can provide valuable insights on comparable property values, help you navigate the auction process, and offer advice based on their expertise. Note that in some auctions, real estate agents would be compensated as co-op agents by the auction firm, but not always. In foreclosure auctions, for example, real estate agents must be paid by their clients.
10. **Closing the Deal:** If you emerge as the winning bidder, be prepared to fulfill the auction's requirements promptly. Finalize the necessary paperwork, arrange for delivery of the deposit, and meet the payment deadlines outlined in the auction terms.

Real estate auctions present a unique opportunity for first-time bidders to purchase properties at competitive prices. By conducting thorough research, setting a budget/range, and following these tips, you'll be well-prepared to participate in a real estate auction with confidence. Remember to stay focused, adhere to your budget, and make informed decisions throughout the process. Good luck and happy bidding !!!

Real Estate Brokers

A fee is available to any real estate agent or broker who properly registers his/her client with Auction Firm.

Use www.agentregistration.com to register and for full terms.

Auction Terms & Conditions

Bidding Terms and Conditions of Real Estate Auction

Thank you for participating in this Online Auction Event (the "Auction"). Outlined below are the Terms & Conditions of Sale. Please read them carefully. By placing a bid, you are acknowledging your acceptance of these Terms.

Auction Firm: For the purposes of Terms of Sale, Gryphon Asset Advisors d/b/a Gryphon Realty d/b/a GryphonUSA shall be known as "Auction Firm."

Inspection: The property will be available for inspection by appointment OR open house with any and all inspections required PRIOR to the closing of the bidding process. Seller reserves the right to decline any requests for post auction inspections or walk throughs by the contracted purchaser, with or without contractors for any reason, prior to Closing.

Real estate brokers/agents may show, prior to auction closing, by appointment following the registration of their prospective client with Auction Firm by utilizing the link at www.agentregistration.com.

Registration: To obtain a buyer number for the real estate auction, the buyer must complete online registration with Auction Firm and agree, if the highest bidder, to tender a deposit of Five Thousand Dollars (\$5,000.00) with the Purchase and Sale Agreement and execute a Purchase and Sale Agreement for delivery to Auction Firm not later than the next business day following the conclusion of the auction.

Be it understood that Auction Firm advises all potential buyers to seek legal counsel if for any reason they do not understand any part of the auctions TERMS and CONDITIONS.

Agency: Auction Firm represents the Seller ONLY in this transaction. Other agents of Gryphon may represent buyers and all registrants to the auction hereby consent to Dual Agency.

Contracts: The successful bidder for the purchase of the real property shall sign and return all documents to Auction Firm on the next business day following the conclusion of the auction. Transmission may be by email to Richard F. Kruse, Auctioneer at rfk@gryphonusa.com. Sale offer is irrevocable for twenty-four (24) hours from receipt pending Seller signature. Seller shall not make any alterations nor sign any addendum modifying auction terms or Contracts, including but not limited to FHA Amendatory Clause (s).

A copy of the Purchase and sale Agreement is available by contacting Richard F. Kruse, Auctioneer at rfk@gryphonusa.com.

Deposits: A deposit in the amount of Five Thousand Dollars (\$5,000.00) will be collected from the high bidder by wire transfer to Sellers preferred Title Agent not later

than 5:00 p.m. eastern standard time on the business day following conclusion of the auction.

Soft Close Auction: This is a soft close auction which means that any bids placed in the final minutes will add additional time to the clock. This process will be repeated until no bids are placed in an extended period. This process gives everyone adequate time to decide if they would like to bid again and eliminates someone losing the bid because a bid was placed in the final moments of the clock. If the extensions are “Extend one, Extend All”, any bids placed in the final minutes on any item will extend the clock on all items in the auction and will continue to do so until no bids are placed in the extended periods. Any advertisements or postings that refer to auction closing time are referring to an approximate time that the auction will begin closing. Auctioneer reserves the right to alter closing times, start times, extension periods, extend one-extend all and all other matters as to the process and details of the auction.

Technical Provider and Technology Issues: In the sole discretion of Auction Firm, Auction Firm may use a third party to provide technical services to facilitate the Auction. In the event that there are issues related to any technology utilized during the Auction, Auction Firm may extend bidding, continue the bidding, or close the bidding. In no event shall Auction Firm be held responsible or liable for a missed bid, any failure of technology to function properly for any reason during the Auction, or for the actions of any third-party service provider engaged by Auction Firm to provide services for the Auction.

Buyer's Premium: A Buyers Premium of ten percent (10%) shall be added to the high bid at the close of bidding. The high bid plus buyer's premium shall constitute the Total Contract Price paid by the Buyer to the Seller.

Closing: Closing shall occur not later than 30 days following Sellers Approval of the sale through a Title Agent of Sellers choosing. Time is of the essence in consummating this transaction. Because time is of the essence, the Buyer shall be assessed a penalty of \$300.00 per day, to be paid to the Seller in addition to the agreed-upon purchase price, for each day that this transaction does not close following the agreed-upon closing date, should Seller elect to extend Closing, which is not guaranteed. Seller shall pay title search fees, taxes through the date of closing and transfer tax. All other closing costs shall be paid by Buyer. At Closing, Buyer shall receive a limited warranty deed to the Property in transferable and recordable form.

Possession: Buyer shall be entitled to possession at closing.

Contingencies: Subject to Seller Confirmation with 24 hours of end of Auction

Real Estate Brokers: Real estate brokers shall be paid a referral fee equal to three percent (3%) of the high bid amount provided that brokers refer (introduce) buyers to auction opportunity and Auction Firm prior to (a) any interaction between prospective bidder and Auction Firm and (b) the registration by prospective buyer for participation in

the online auction. It is understood that Referring Brokers shall remain involved in the transaction as an advisor to the prospective purchaser. Auctioneer represents the Seller only in the transaction. Buyer referral registration is online at www.agentregistration.com. Bidders acknowledge that by registering to bid prior to Auction Firm receipt of a broker registration, the referral fee stated above will not apply.

Condition of Sale: BUYER ACCEPTS THE PREMISES "AS-IS, WHERE IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SELLER INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PREMISES. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER AND FITNESS FOR HABITATION.

No Warranties and Limitation of Liability: Auction Firm makes no representations or warranties with respect to any technical aspects of the Auction, including, but not limited to, the performance of any computer hardware or software, any other technology utilized during the Auction, or the services of any third party engaged by Auction Firm to provide technical services during the Auction. In no event shall Auction Firm be held responsible or liable for any delay or failure of technology during the Auction.

Changes in Circumstance: All aspects of this auction are subject to change without notice. The Auctioneer reserves the right to – at any time and in the Auctioneer’s sole and absolute discretion – (a) add or remove items from the auction, (b) split or combine lots, (c) add minimum bids or reserve prices, (d) cancel, suspend, extend, or reschedule the sale of an individual item, lot, auction, and/or auction event, (e) make changes to the auction’s closing, inspection, or removal times, (f) reopen the bidding in its sole and absolute discretion, or (g) take any other action the Auctioneer deems necessary to effect the fair conduct of this sale or protection of buyers’, sellers’, or other parties’ interests. In the event a seller withdraws an item from this auction prior to the close of the auction, the Auctioneer may leave the item on the catalog and buy the item back on behalf of the seller to establish the Auctioneer’s earned commission and the buyer’s premium due to the Auctioneer from the seller.

General Information

Property #1 - 73 S. 9th St., McConnellsville, Ohio

Move-In Ready Investment or Owner-Occupant Opportunity

A beautifully restored 1900-era church, now a 4,712± SF modernized two-story commercial building, located in the heart of downtown McConnellsville. Just steps from the courthouse, restaurants, and local businesses, this property blends historic character with turnkey functionality.

The upper level features a spacious sanctuary area, ideal for gatherings, events, or conversion to creative workspace. The main level includes multiple offices and/or classrooms, along with bathrooms and a kitchen, offering flexible use for professional, educational, or community purposes.

With extensive recent capital improvements and no deferred maintenance, this building is truly move-in ready.

Upgrades include a new metal roof, 3-year-old HVAC system, updated bathrooms, and fresh flooring throughout — allowing you to start generating income or occupying the space immediately. With annual taxes estimated around \$1,800 and flexible commercial zoning, this property offers strong investment fundamentals and adaptable uses.

Previously listed at \$174,000, this exceptional property is now available at online auction with an opening bid of \$90,000. Don't miss this rare opportunity to own a fully updated, historic downtown building at a fraction of its former price.

Recent Improvements:

- New Metal Roof
- Updated HVAC (3 years old)
- Renovated Bathrooms
- New Flooring Throughout

Investment Highlights

- Prime downtown location with excellent visibility
- Low taxes: \$1,800/year (2023)
- Flexible commercial zoning
- Multiple revenue possibilities

Location Advantages

- Across from the Courthouse Square
- Active small-town business community
- County seat stability and steady tenant demand

- Easy regional access via I-77; 90 minutes to Columbus

Auction Details

- Format: Online Only
- Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)
- Opening Bid: \$90,000
- Buyer's Premium: 10%
- Deposit: \$5,000
- Closing: Not later than December 30, 2025
- Pre-Auction Offers Considered

Property Inspections

- Dates: Sat., Nov. 22 & Nov. 29 | Time: 12–2 PM

Brokers Welcome – 3% Fee

Property # 2 – 509 S. Champion Ave, Columbus, Ohio 43205**Fully Renovated 6BR Gem in Historic Olde Towne East - 3% Buyer Fee**

Located in the heart of Olde Towne East and built in 1916 this recently renovated, all brick, turnkey property features 6 bedrooms and 5 full bathrooms across 2520 sq ft in one of Columbus' most desirable historic neighborhoods. Good for Owner-Occ, full time rental or AirBNB. Full rehab includes roof, electrical, plumbing, HVAC, and hot water tank, plus modern stainless steel kitchen appliances throughout. Outside offers a large front porch and shared rear yard.

Unit 511, the other side of this 2-unit property, is also available for purchase in this auction.

Auction Details

- **Format: Online Only**
- **Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)**
- **Soft Close with Extend One – Extend All**
- **Vacant & On Lockbox**
- **Prior List Price: \$385,000**
- **Opening Bid: \$175,000**
- **Buyer Agent: 3%**
- **Buyer's Premium: 10%**
- **Deposit: \$5,000**
- **Closing: Not Later Than 12/30/25**
- **Pre-Auction Offers Considered**

Property # 3 – 511 S. Champion Ave, Columbus, Ohio 43205**Fully Renovated 6BR 1/2 Double in Historic Olde Towne East - 3% Buyer Fee**

Beautifully updated 2 bedroom, 2 full bathroom unit featuring 1,260 sq ft across two levels in one of Columbus' most desirable historic neighborhoods. This 1916 building has been completely renovated with new roof, electrical, plumbing, HVAC, and hot water tank, plus modern stainless steel kitchen appliances. Located in the heart of Olde Towne East. Outside offers a large front porch and shared rear yard. Room available for off street parking.

Perfect for first-time homebuyers or investors seeking turnkey rental income in this thriving, Move-in ready and positioned in a community experiencing remarkable growth and demand.

Unit 509, the other side of this 2-unit property, is also available for purchase in this auction.

Auction Details

- **Format: Online Only**
- **Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)**
- **Soft Close with Extend One – Extend All**
- **Vacant & On Lockbox**
- **Prior List Price: \$275,000**
- **Opening Bid: \$125,000**
- **Buyer Agent: 3%**
- **Buyer's Premium: 10%**
- **Deposit: \$5,000**
- **Closing: Not Later Than 12/30/25**
- **Pre-Auction Offers Considered**

Property #4 - 2293 N Fourth St., Columbus, Ohio 43202**Prime North Campus Development Opportunity – 3,300+ SF Victorian – 3% Buyer Fee**

Attention Investors and Developers! Massive 2.5-story Victorian offering over 3,300 square feet of untapped potential in a high-demand North Campus location. Gutted to studs and beams—the heavy demolition is complete and ready for your vision. Transform this spacious property into multiple units, luxury student housing, a stunning single-family residence, or a profitable Airbnb. Prime location near Ohio State University ensures strong rental demand and excellent returns. Perfect for experienced rehabbers ready to finish what's started. Don't miss this chance to create something spectacular in one of Columbus' most sought-after rental markets!

- **Format: Online Only**
- **Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)**
- **Soft Close with Extend One – Extend All**
- **Vacant & On Lockbox**
- **Prior List Price: \$399,000**
- **Opening Bid: \$150,000**
- **Buyer Agent: 3%**
- **Buyer's Premium: 10%**
- **Deposit: \$5,000**
- **Closing: Not Later Than 12/30/25**
- **Pre-Auction Offers Considered**

Property #5 – 5261 Marci Way, Columbus, Ohio 43228

Westbury Village Condo - Prime Rehab Opportunity!

Investors and Rehabbers! This former 3 bedroom, 2 bathroom condo with one car garage in the desirable Westbury Village community has been gutted to the studs and is ready for your renovation vision. Featuring 1,200 square feet ++ the hard demolition work is complete—bring your subcontractors and create instant equity! Strong rental market with 3BR units commanding solid rents, making this perfect for fix-and-flip or buy-and-hold strategies. Close to local amenities on Columbus' west side with easy highway access.

- **Format: Online Only**
- **Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)**
- **Soft Close with Extend One – Extend All**
- **Vacant & On Lockbox**
- **Prior List Price: Not Applicable**
- **Opening Bid: \$75,000**
- **Buyer Agent: 3%**
- **Buyer's Premium: 10%**
- **Deposit: \$5,000**
- **Closing: Not Later Than 12/30/25**
- **Pre-Auction Offers Considered**

Property # 6 - 3629 S. Champion, Columbus, OH 43207**South Side Investment Opportunity - Full Renovation Needed!**

Attention Investors and Rehabbers! This 3 bedroom, 1 bathroom Cape Cod offers 1,302 SF with tons of potential in the established Edgewood neighborhood. A detached garage and large yard are perfect for recreational activities or everyday living. Home is located in an older, established south side neighborhood with easy access to Karns Park, downtown Columbus less than 5 miles north. This property requires a complete renovation. Great opportunity to add your personal style and create equity in this south side location!

- **Format: Online Only**
- **Bidding Ends: Wednesday, Dec. 3 @ 1:30 PM (ET)**
- **Soft Close with Extend One – Extend All**
- **Vacant & On Lockbox**
- **Prior List Price: Not Applicable**
- **Opening Bid: \$40,000**
- **Buyer Agent: 3%**
- **Buyer's Premium: 10%**
- **Deposit: \$5,000**
- **Closing: Not Later Than 12/30/25**
- **Pre-Auction Offers Considered**

Property sold *as-is, where-is*. Buyer responsible for due diligence. Square footages and taxes are approximate. Buyers encouraged to complete their own due diligence. Information believed to be accurate but not guaranteed.

SUMMARY					
Deeded Name	CENTERPOINT CHURCH		Taxpayer	CENTERPOINT CHURCH	
Owner	CENTERPOINT CHURCH			73 S 9TH ST	
	73 S 9TH ST			MCCONNELSVILLE OH 43756-1313	
Tax District	140-MCCONELSVILLE VILLAG		Land Use	499-OTHER COMMERCIAL STRUCTURES	
			Class	Commercial	
School District	5801-MORGAN LSD		Subdivision		
Neighborhood	00015000-MCCONNELSVILLE VILLAGE				
Location	73 S 9TH ST		Legal	LOT 36 SECOND ADDITION	
CD Year	2025	Map Number	0035-00	Routing Number	007-01
Acres	0.0000	Sold	06/17/2024	Sales Amount	0.00

VALUE			CURRENT CHARGES				
District	140-MCCONELSVILLE VILLAG		Full Rate	55.980000			
Land Use	499-OTHER COMMERCIAL STRUCTURES		Effective Rate	39.220184			
Enrolled Programs			Qualifying Rate	33.425383			
	Appraised	Assessed		Prior	First	Second	Total
Land	17,530	6,140	Tax	0.00	1,019.55	1,019.55	2,039.10
Improvement	131,010	45,850	Special	0.00	2.00	0.00	2.00
Total	148,540	51,990	Penalty	0.00	101.70	213.84	315.54
CAUV N	0	0	Total	0.00	1,123.25	1,233.39	2,356.64
Homestead N	0	0	Paid	0.00	4.50	0.00	4.50
OOC N	0	0	Due	0.00	1,118.75	1,233.39	2,352.14
Taxable	148,540	51,990					

TRANSFER HISTORY					
Date		Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
06/17/2024	Buyer: CENTERPOINT CHURCH Seller: CENTERPOINT CHURCH OF OHIO	CORRECTIVE DEED	0.00 24 FIX 5	N C	1
01/13/2023	Buyer: CENTERPOINT CHURCH OF OHIO Seller: MCCONNELSVILLE UNITED METHODIST CHURCH	GENERAL WARRANTY 240/2714	0.00 23 12	N R	1
01/13/2023	Buyer: MCCONNELSVILLE UNITED METHODIST CHURCH Seller: CHURCH (GRACE M P)	GENERAL WARRANTY 240/2710	0.00 23 11	N R	1

LAND			
Type	Dimensions	Description	Value
S1-PRIMARY SITE	5410.0000	Square Feet	17,530
		Total	17,530

COMMERCIAL BUILDING						
Card	Name	Year Built	Year Remodeled	Condition	Gross Area	Value
1		1900		FR-FAIR	0	127,860

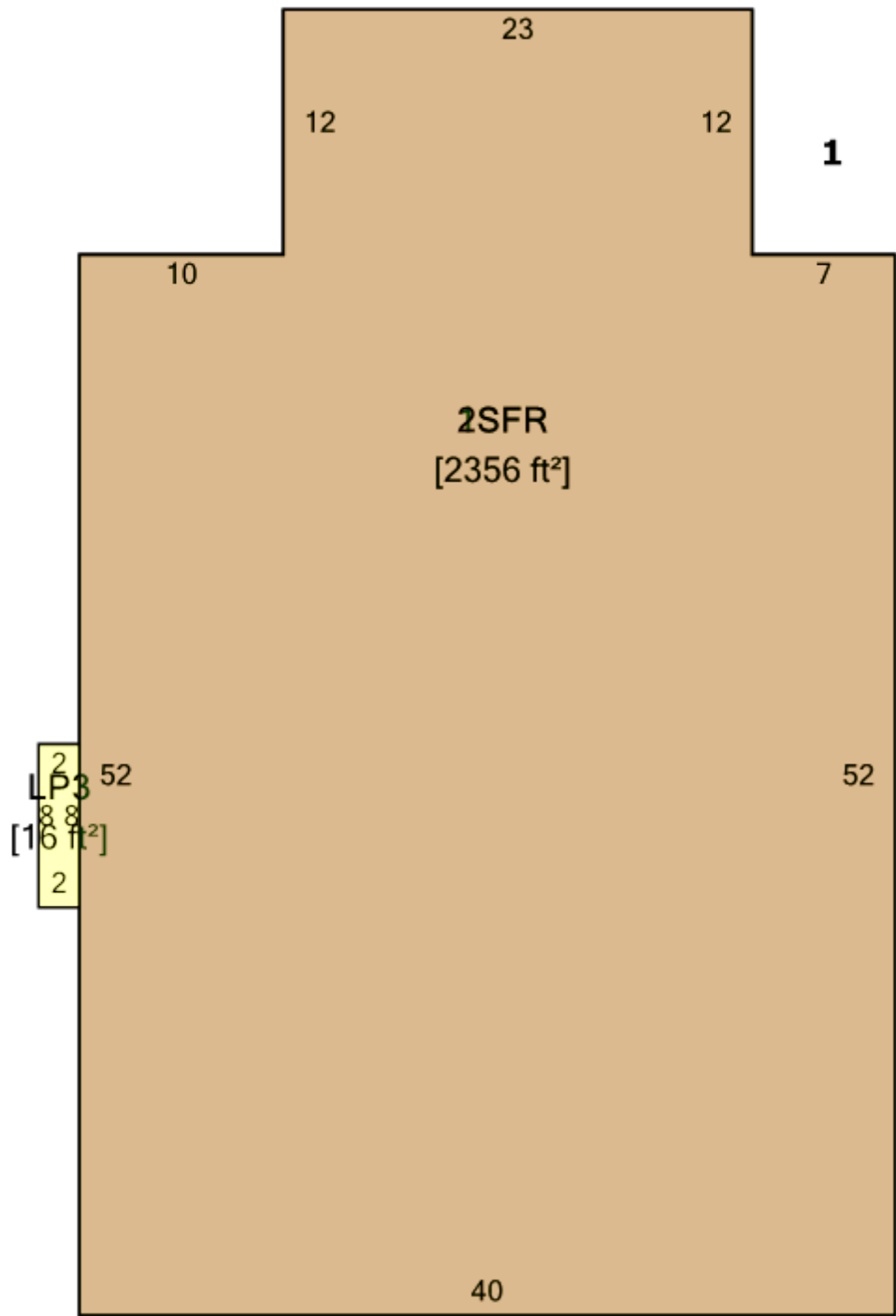
OTHER IMPROVEMENT							
Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Value
1	RG1-FRAME OR CB DETACHED GARAGE	2000		A-AVERAGE	14 X 16	Width x Length (Optional)	3,150
						Total	3,150

UTILITIES									
Water	N	Sewer	N	Electric	N	Gas	N	Well	N
								Septic	N

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SFR	2,356	Total	0	0
B	LP3	16			
C	2SFR	2,356			
1	RG1-FRAME OR CB DETACHED GARAGE	224			



Owner Name	INTEGRITY REAL ESTATE HOLDII	Prop. Class	R - Residential
		Land Use	550 - RESIDENTIAL CONDOMINIUM
Site Address	509 S CHAMPION AVE	Tax District	010 - CITY OF COLUMBUS
		Sch. District	2503 -
		App Nbrhd	T1200
Legal Descriptions	509-511 SOUTH CHAMPION AVEN CONDOMINIUM UNIT 509	CAUV	N
		Owner Occ Cred.	N
Owner Address	6195 DEESIDE DRIVE	Annual Taxes	6,052.06
		Taxes Paid	6,202.06
	INTEGRITY REAL ESTATE HOLDII	Board of Revision	No
	6195 DEESIDE DRIVE	CDQ	

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$60,000	\$317,300	\$377,300	\$21,000	\$111,060	\$132,060
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$60,000	\$317,300	\$377,300	\$21,000	\$111,060	\$132,060
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
01/28/2022	INTEGRITY REAL ESTATE HOLDINGS	00002023	SH	2	460,100
04/15/2020	CHAMPION CONDOMINIUMS	PB 83 PG 65		2	0

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
G1-GROSS				

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	T1200	Alley	No
Elevation	Street Level	Sidewalk	No
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	550 - RESIDENT	Rooms	10	Level 1	1260
Style	CONDOMINIUM	Dining Rms		Level 2	630
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	6	Level 3+	630
Year Built	1916	Family Rms	1	Attic	
Year Remodeled	2019	Full Baths	6	Fin. Area Above Grd	2520
Effective Year	2000	Half Baths		Fin. Area Below Grd	0
Stories	3.0	Basement	FULL BASEMENT	Fin. Area	2520
Condition	GOOD	Unfin Area Sq Ft			
Attic	NO ATTIC	Rec Room Sq Ft			
Heat/AC	HEAT / CENTRAL				
Fixtures	18				
Wood Fire	0 / 0				
Garage Spaces					

Improvements

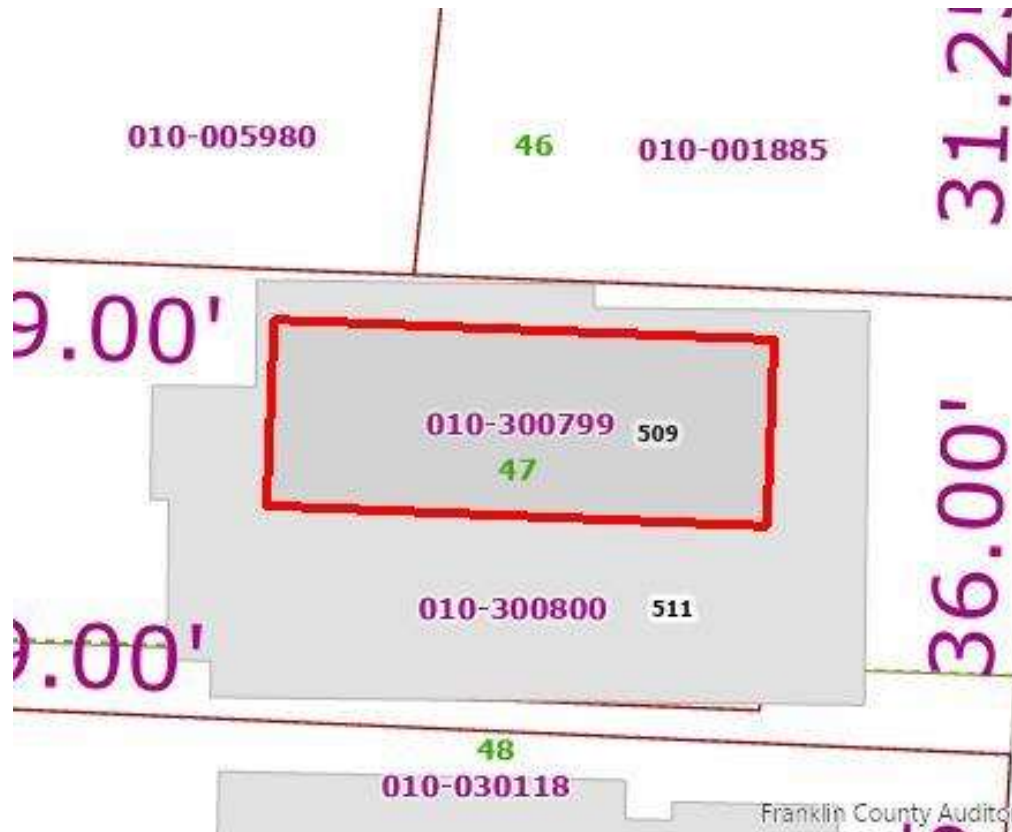
Type	Year Blt	Eff Year Blt	Condition	Size	Area
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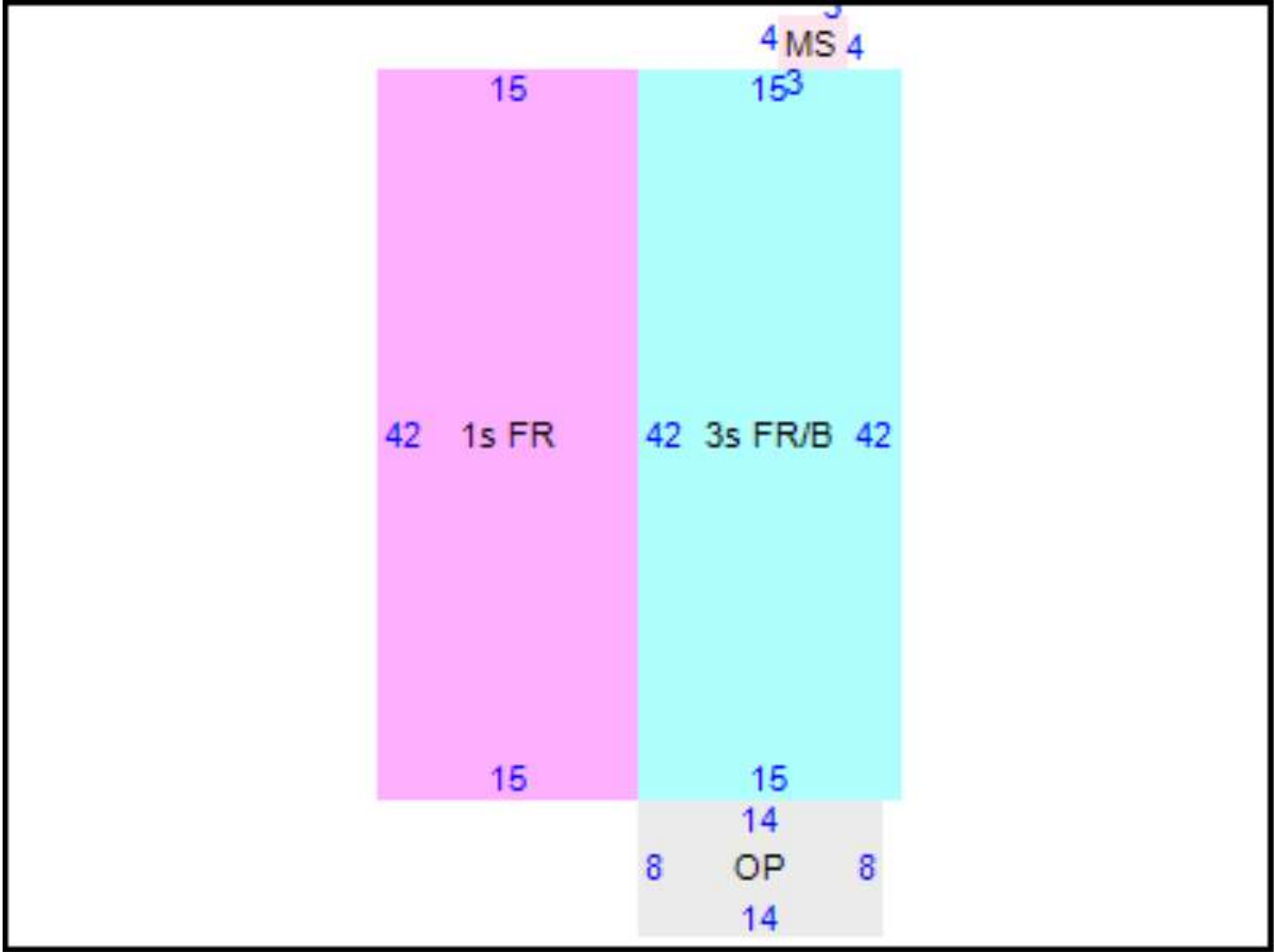
Permits

Date	Est. Cost	Description
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010-300799 07/11/2022





Sketch Legend

- 0 3s FR/B 630 Sq. Ft.
- 1 1s FR - 10:ONE STORY FRAME 630 Sq. Ft.
- 2 OP - 13:OPEN FRAME PORCH 112 Sq. Ft.
- 4 MS - 43:MASONRY STOOP 12 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	RESIDENTIAL CONDOMINIUM UNIT
Tax District	CITY OF COLUMBUS
Net Annual Tax	6,052.06
Taxes Paid	6,202.06
CDQ Year	

Current Year Tax Rates

Full Rate	115.89
Reduction Factor	0.57181
Effective Rate	49.622964
Non Business Rate	.076473
Owner Occ. Rate	.019118

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$60,000	\$317,300	\$377,300	\$21,000	\$111,060	\$132,060
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$60,000	\$317,300	\$377,300	\$21,000	\$111,060	\$132,060
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	15,304.44	0.00		
Reduction	-8,751.24	0.00		
Adjusted Tax	6,553.20	0.00		
Non-Business Credit	-501.14	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	6,052.06	0.00	-6,052.06	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	150.00	0.00	-150.00	0.00
Total	6,202.06	0.00	-6,202.06	0.00
1st Half	3,101.03	0.00	-3,101.03	0.00
2nd Half	3,101.03	0.00	-3,101.03	0.00
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total
S19-213 RR NO RESPONSE	SA Charge	150.00	0.00	150.00
S19-213 RR NO RESPONSE	SA Prior	0.00	0.00	0.00
S19-213 RR NO RESPONSE	SA Total	150.00	0.00	150.00

Payment History

Date	Tax Year	Trans #	Amount
06/20/2025	2024	10669470	\$ 3,101.03
01/31/2025	2024	10196545	\$ 3,101.03
06/20/2024	2023	9742559	\$ 3,063.23
01/31/2024	2023	9357493	\$ 3,288.54
06/23/2023	2022	8838367	\$ 4,414.17
01/31/2023	2022	8370099	\$ 4,414.17
06/21/2022	2021	7972148	\$ 4,771.88
04/11/2022	2021	7630019	\$ 6,065.46
01/28/2022	2021	7529759	\$ 888.72

Tax Distribution

County	
General Fund	\$174.72
Children's Services	\$382.01
Alcohol, Drug, & Mental Health	\$197.81
FCBDD	\$436.26
Metro Parks	\$73.88
Columbus Zoo	\$43.48
Senior Options	\$112.27
Columbus State	\$42.26
School District	\$3,907.01
School District (TIF)	\$.00
Township	\$.00
Township (TIF)	\$.00
Park District	\$.00
Vocational School	\$.00
Vocational School (TIF)	\$373.20
City / Village	\$.00
City / Village (TIF)	\$309.17
Library	

BOR Case Status

Rental Contact

Owner / Contact Name	EXCEPTION ACTIVE FOR 2025
Business Name	
Title	Property is vacant (e.g. for sale, remodeling, foreclosure, storage/c:
Contact Address1	
Contact Address2	
City	
Zip Code	
Phone Number	
Last Updated	07/01/2025

CAUV Status

CAUV Status	No
CAUV Application Received	No

Owner Name	INTEGRITY REAL ESTATE HOLDII	Prop. Class	R - Residential
		Land Use	550 - RESIDENTIAL CONDOMINIU
Site Address	511 S CHAMPION AVE	Tax District	010 - CITY OF COLUMBUS
		Sch. District	2503 -
		App Nbrhd	T1200
LegalDescriptions	509-511 SOUTH CHAMPION AVEN CONDOMINIUM UNIT 511	CAUV	N
		Owner Occ Cred.	N
Owner Address	6195 DEESIDE DRIVE	Annual Taxes	3,932.96
		Taxes Paid	2,041.48
	INTEGRITY REAL ESTATE HOLDII	Board of Revision	No
	6195 DEESIDE DRIVE	CDQ	2025

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$60,000	\$185,200	\$245,200	\$21,000	\$64,820	\$85,820
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$60,000	\$185,200	\$245,200	\$21,000	\$64,820	\$85,820
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
01/28/2022	INTEGRITY REAL ESTATE HOLDINGS	00002023	SH	2	460,100
04/15/2020	CHAMPION CONDOMINIUMS	PB 83 PG 65		2	0

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
G1-GROSS				

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	T1200	Alley	No
Elevation	Street Level	Sidewalk	No
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	550 - RESIDENT	Rooms	4	Level 1	630
Style	CONDOMINIUM	Dining Rms		Level 2	630
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	2	Level 3+	
Year Built	1916	Family Rms		Attic	
Year Remodeled	2019	Full Baths	2	Fin. Area Above Grd	1260
Effective Year	2000	Half Baths		Fin. Area Below Grd	0
Stories	2.0	Basement	FULL BASEMENT	Fin. Area	1260
Condition	GOOD	Unfin Area Sq Ft			
Attic	NO ATTIC	Rec Room Sq Ft			
Heat/AC	HEAT / CENTRAL				
Fixtures	6				
Wood Fire	0 / 0				
Garage Spaces					

Improvements

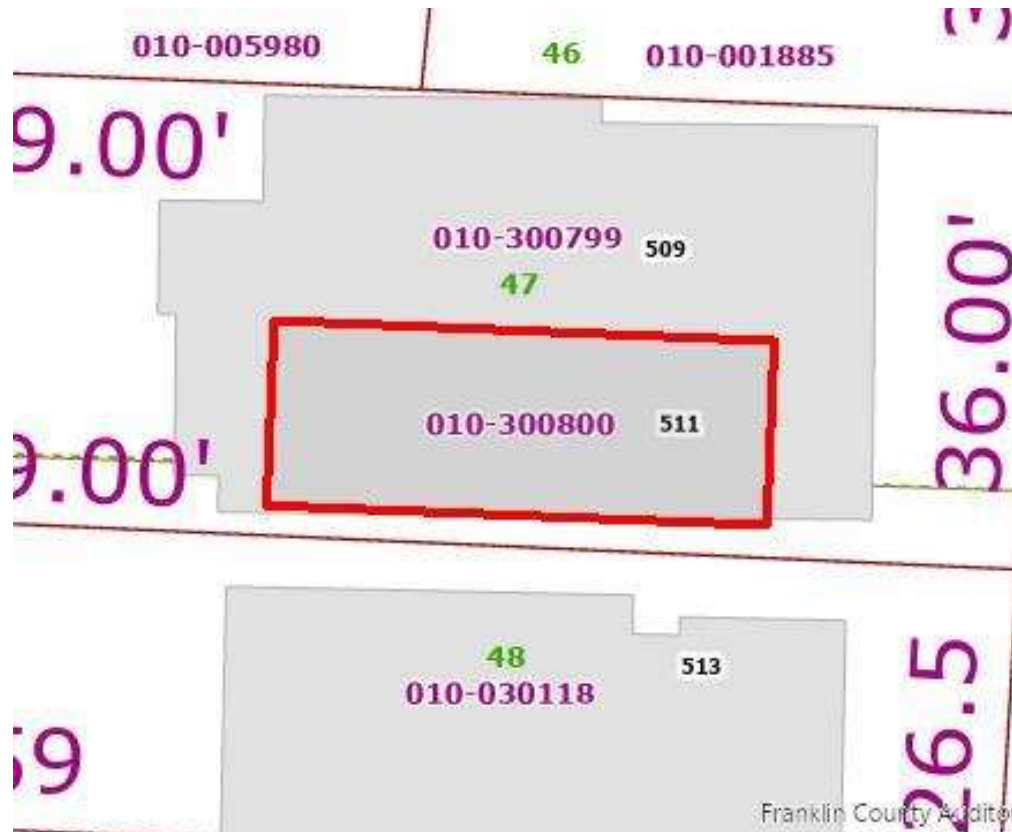
Type	Year Blt	Eff Year Blt	Condition	Size	Area
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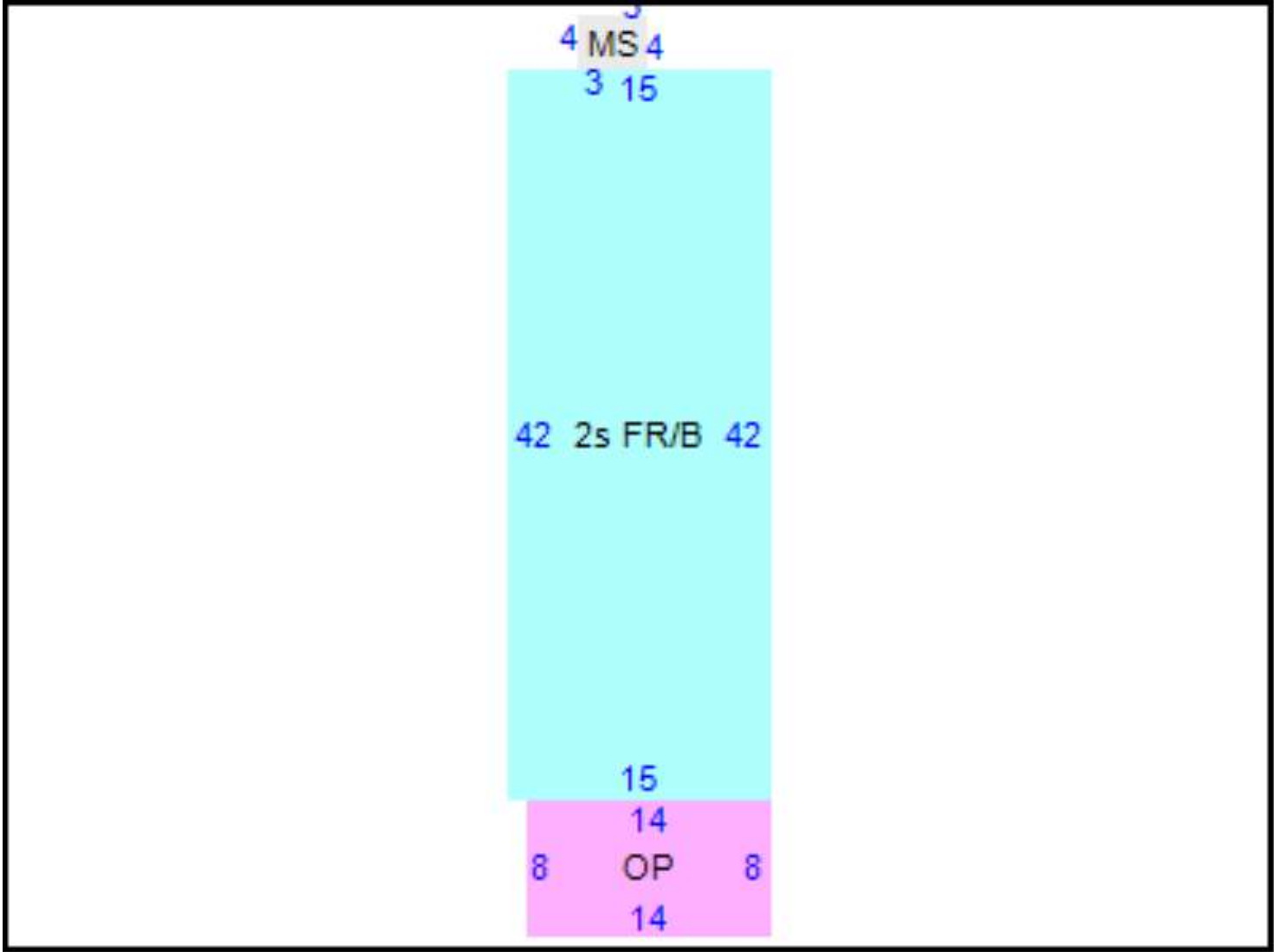
Permits

Date	Est. Cost	Description
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010-300800 07/11/2022





Sketch Legend

- 0 2s FR/B 630 Sq. Ft.
- 1 OP - 13:OPEN FRAME PORCH 112 Sq. Ft.
- 2 MS - 43:MASONRY STOOP 12 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	RESIDENTIAL CONDOMINIUM UNIT
Tax District	CITY OF COLUMBUS
Net Annual Tax	3,932.96
Taxes Paid	2,041.48
CDQ Year	2025

Current Year Tax Rates

Full Rate	115.89
Reduction Factor	0.57181
Effective Rate	49.622964
Non Business Rate	.076473
Owner Occ. Rate	.019118

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$60,000	\$185,200	\$245,200	\$21,000	\$64,820	\$85,820
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$60,000	\$185,200	\$245,200	\$21,000	\$64,820	\$85,820
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	9,945.68	0.00		
Reduction	-5,687.04	0.00		
Adjusted Tax	4,258.64	0.00		
Non-Business Credit	-325.68	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	3,932.96	0.00	-1,966.48	1,966.48
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	196.65	0.00	196.65
Interest	0.00	0.00	0.00	0.00
SA	150.00	7.50	-75.00	82.50
Total	4,082.96	204.15	-2,041.48	2,245.63
1st Half	2,041.48	0.00	-2,041.48	0.00
2nd Half	2,041.48	204.15	0.00	2,245.63
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total		
S19-213 RR NO RESPONSE	SA Charge	150.00	0.00	75.00		75.00
S19-213 RR NO RESPONSE	SA Penalty	0.00	7.50	0.00		7.50
S19-213 RR NO RESPONSE	SA Prior	0.00	0.00	0.00	0.00	
S19-213 RR NO RESPONSE	SA Total	150.00	7.50	75.00	82.50	

Payment History

Date	Tax Year	Trans #	Amount
01/31/2025	2024	10197429	\$ 2,041.48
06/20/2024	2023	9741759	\$ 2,016.92
01/31/2024	2023	9358735	\$ 2,103.42
06/23/2023	2022	8838783	\$ 1,694.46
01/31/2023	2022	8371068	\$ 3,809.63
04/11/2022	2021	7630018	\$ 3,453.89
01/28/2022	2021	7530131	\$ 888.72

Tax Distribution

County	
General Fund	\$113.54
Children's Services	\$248.25
Alcohol, Drug, & Mental Health	\$128.54
FCBDD	\$283.52
Metro Parks	\$48.01
Columbus Zoo	\$28.25
Senior Options	\$72.96
Columbus State	\$27.46
School District	\$2,538.99
School District (TIF)	\$.00
Township	\$.00
Township (TIF)	\$.00
Park District	\$.00
Vocational School	\$.00
Vocational School (TIF)	\$242.52
City / Village	\$.00
City / Village (TIF)	\$200.92
Library	

BOR Case Status

Rental Contact

Owner / Contact Name	EXCEPTION ACTIVE FOR 2025
Business Name	
Title	Property is vacant (e.g. for sale, remodeling, foreclosure, storage/c
Contact Address1	
Contact Address2	
City	
Zip Code	
Phone Number	
Last Updated	07/01/2025

CAUV Status

CAUV Status	No
CAUV Application Received	No

Owner Name	INTEGRITY REAL ESTATE HOLDII	Prop. Class	R - Residential
		Land Use	510 - ONE-FAM DWLG ON PLATTI
Site Address	2293 N FOURTH ST	Tax District	010 - CITY OF COLUMBUS
		Sch. District	2503 -
		App Nbrhd	01300
LegalDescriptions	2293 N 4TH ST INDIANOLA SUMMIT LOT 12 BLK 25	CAUV	N
		Owner Occ Cred.	N
Owner Address	6195 DEESIDE DR	Annual Taxes	7,571.26
		Taxes Paid	7,913.40
	INTEGRITY REAL ESTATE HOLDII	Board of Revision	No
	6195 DEESIDE DR	CDQ	

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$106,900	\$365,100	\$472,000	\$37,420	\$127,790	\$165,210
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$106,900	\$365,100	\$472,000	\$37,420	\$127,790	\$165,210
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
07/30/2021	INTEGRITY REAL ESTATE HOLDINGS	00015832	SH	1	320,100
09/06/2017	LEE ELIZABETH	90009628	AF	1	
07/24/2017	LEE ELIZABETH VIOLA	90007901	CT	1	
03/26/1984	LEE JAMES A &			1	21,000

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	45.00	45.00	140.00	.14

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	01300	Alley	No
Elevation	Street Level	Sidewalk	Yes
Terrain	Flat	Corner Lot	No
Street/Road	Paved	Wooded Lot	No
Traffic	Heavy	Water Front	No
Irregular Shape	No	View	No

Building Data

Use Code	510 - ONE-FAM I	Rooms	10	Level 1	1624
Style	OLD STYLE	Dining Rms	0	Level 2	1152
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	7	Level 3+	
Year Built	1895	Family Rms	1	Attic	553
Year Remodeled	1995	Full Baths	2	Fin. Area Above Grd	3329
Effective Year	1960	Half Baths	2	Fin. Area Below Grd	0
Stories	2.0	Basement	FULL BASEMENT	Fin. Area	3329
Condition	FAIR	Unfin Area Sq Ft			
Attic	FULL ATTIC FINI	Rec Room Sq Ft	288		
Heat/AC	HEAT / CENTRA				
Fixtures	12				
Wood Fire	0 / 0				
Garage Spaces					

Improvements

Type	Year Blt	Eff Year Blt	Condition	Size	Area
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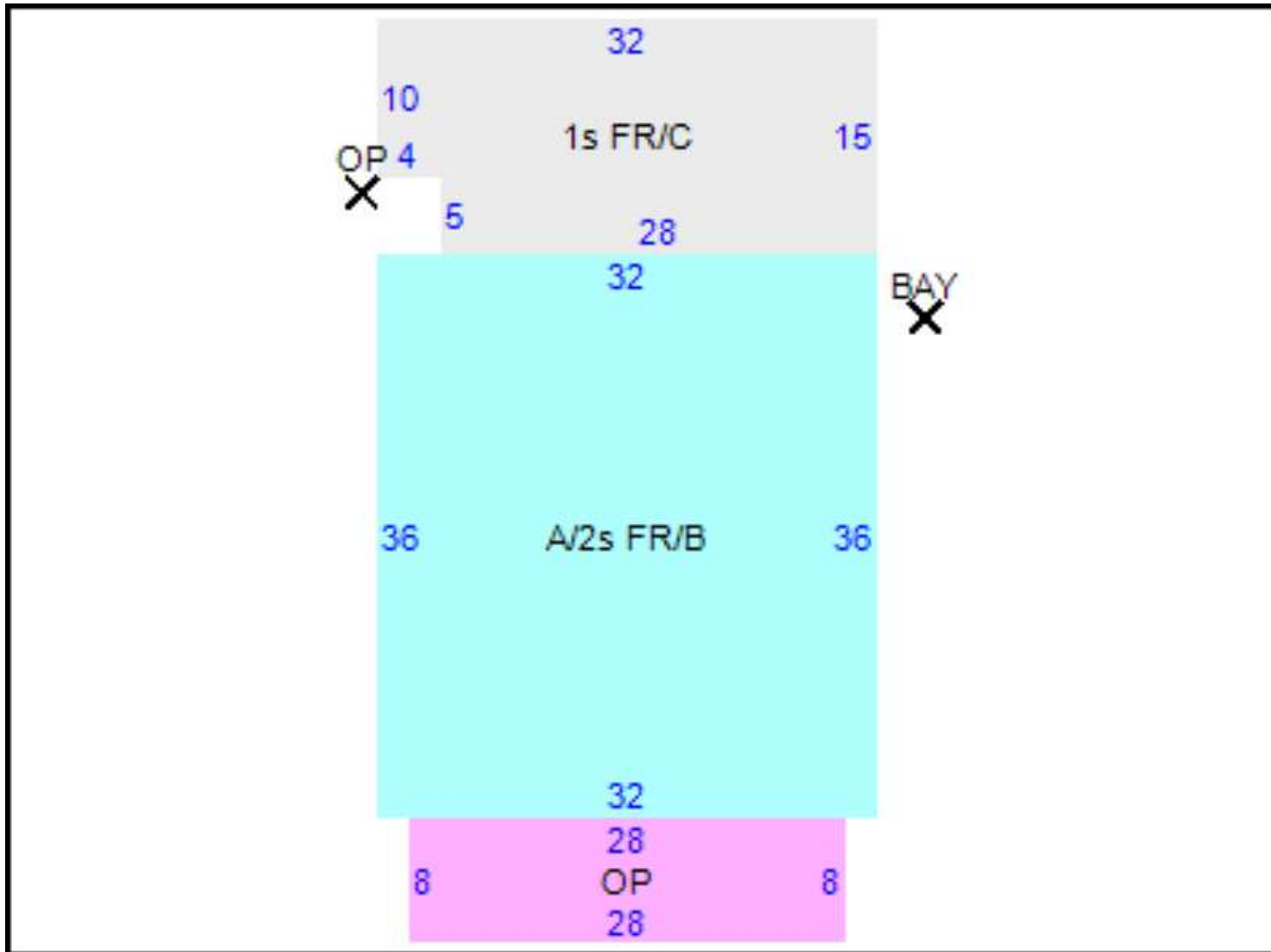
Permits

Date	Est. Cost	Description
01/01/2017	\$	PLEASE ASSIGN HMST/DWLG VALUES FOR 2017
03/25/2016	\$ 0	water heater
09/05/2014	\$ 0	REPLACING AC COIL AND FURANCE.
06/12/1998	\$ 7,000	REROOF



010-001736 07/13/2022



**Sketch Legend**

0 A/2s FR/B 1152 Sq. Ft.

1 OP - 13:OPEN FRAME PORCH 224 Sq. Ft.

2 1s FR/C - 10/36:ONE STORY FRAME/CRAWL 460 Sq. Ft.

3 OP - 13:OPEN FRAME PORCH 20 Sq. Ft.

4 BAY - 18:FRAME BAY 12 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	ONE-FAM DWLG ON PLATTED LOT
Tax District	CITY OF COLUMBUS
Net Annual Tax	7,571.26
Taxes Paid	7,913.40
CDQ Year	

Current Year Tax Rates

Full Rate	115.89
Reduction Factor	0.57181
Effective Rate	49.622964
Non Business Rate	.076473
Owner Occ. Rate	.019118

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$106,900	\$365,100	\$472,000	\$37,420	\$127,790	\$165,210
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$106,900	\$365,100	\$472,000	\$37,420	\$127,790	\$165,210
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	19,146.18	0.00		
Reduction	-10,947.98	0.00		
Adjusted Tax	8,198.20	0.00		
Non-Business Credit	-626.94	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	7,571.26	0.00	-7,571.26	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	342.14	0.00	-342.14	0.00
Total	7,913.40	0.00	-7,913.40	0.00
1st Half	3,956.70	0.00	-3,956.70	0.00
2nd Half	3,956.70	0.00	-3,956.70	0.00
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total		
S19-213 RR NO RESPONSE	SA Charge	150.00	0.00	150.00		0.00
S19-213 RR NO RESPONSE	SA Prior	0.00	0.00	0.00	0.00	
S19-213 RR NO RESPONSE	SA Total	150.00	0.00	150.00	0.00	
S32-338 SEWER RENTAL COLUMBUS	SA Charge	192.14	0.00	192.14		0.00
S32-338 SEWER RENTAL COLUMBUS	SA Prior	0.00	0.00	0.00		0.00
S32-338 SEWER RENTAL COLUMBUS	SA Total	192.14	0.00	192.14		0.00
S32-338 SEWER RENTAL COLUMBUS	Future	0.00	0.00	0.00		197.8

Payment History

Date	Tax Year	Trans #	Amount
06/20/2025	2024	10670064	\$ 3,956.70
01/31/2025	2024	10195888	\$ 3,956.70
06/20/2024	2023	9741609	\$ 3,903.96
01/31/2024	2023	9358855	\$ 4,067.64
06/23/2023	2022	8837486	\$ 3,206.53
01/31/2023	2022	8370756	\$ 6,562.84
04/11/2022	2021	7630014	\$ 1,686.23
12/28/2021	2021	7104340	\$ 1,588.58

Tax Distribution

County

General Fund	\$218.57
Children's Services	\$477.90
Alcohol, Drug, & Mental Health	\$247.45
FCBDD	\$545.78
Metro Parks	\$92.43
Columbus Zoo	\$54.39
Senior Options	\$140.45
Columbus State	\$52.87
School District	\$4,887.75
School District (TIF)	\$.00
Township	\$.00
Township (TIF)	\$.00
Park District	\$.00
Vocational School	\$.00
Vocational School (TIF)	\$466.88
City / Village	\$.00
City / Village (TIF)	\$386.77
Library	

BOR Case Status

Rental Contact

Owner / Contact Name	EXCEPTION ACTIVE FOR 2025
Business Name	
Title	Property is vacant (e.g. for sale, remodeling, foreclosure, storage/c:
Contact Address1	
Contact Address2	
City	
Zip Code	
Phone Number	
Last Updated	07/01/2025

CAUV Status

CAUV Status	No
CAUV Application Received	No

Owner Name	INTEGRITY REAL ESTATE HOLDII	Prop. Class	R - Residential
		Land Use	551 - CONDO 4-19 RENTAL UNITS
Site Address	5261 MARCI WY 4-D	Tax District	570 - COLUMBUS-SOUTHWESTEI
		Sch. District	2511 -
		App Nbrhd	T9601
LegalDescriptions	WESTBURY VILLAGE CONDOMINIUM 4 UNIT 4-D	CAUV	N
		Owner Occ Cred.	N
Owner Address	6195 DEESIDE DR	Annual Taxes	1,716.18
		Taxes Paid	1,866.18
	INTEGRITY REAL ESTATE HOLDII	Board of Revision	No
	6195 DEESIDE DR	CDQ	

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$35,000	\$96,100	\$131,100	\$12,250	\$33,640	\$45,890
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$35,000	\$96,100	\$131,100	\$12,250	\$33,640	\$45,890
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
12/07/2020	INTEGRITY REAL ESTATE HOLDINGS	00025178	SH	1	77,000
09/03/2008	BENDER LINDA J	16784	QC	1	44,300
12/03/2002	BENDER LINDA J TIGNER ROBERT W	28596	FD	1	83,900
02/19/1999	KIENLE MIRIAM D AFDT	901782-N	AF	1	0
08/30/1985	KIENLE LAWRENCE R JR &			1	53,500

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
G1-GROSS				

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	T9601	Alley	No
Elevation	Street Level	Sidewalk	No
Terrain	Flat	Corner Lot	No
Street/Road	Paved	Wooded Lot	No
Traffic	Normal	Water Front	No
Irregular Shape	No	View	No

Building Data

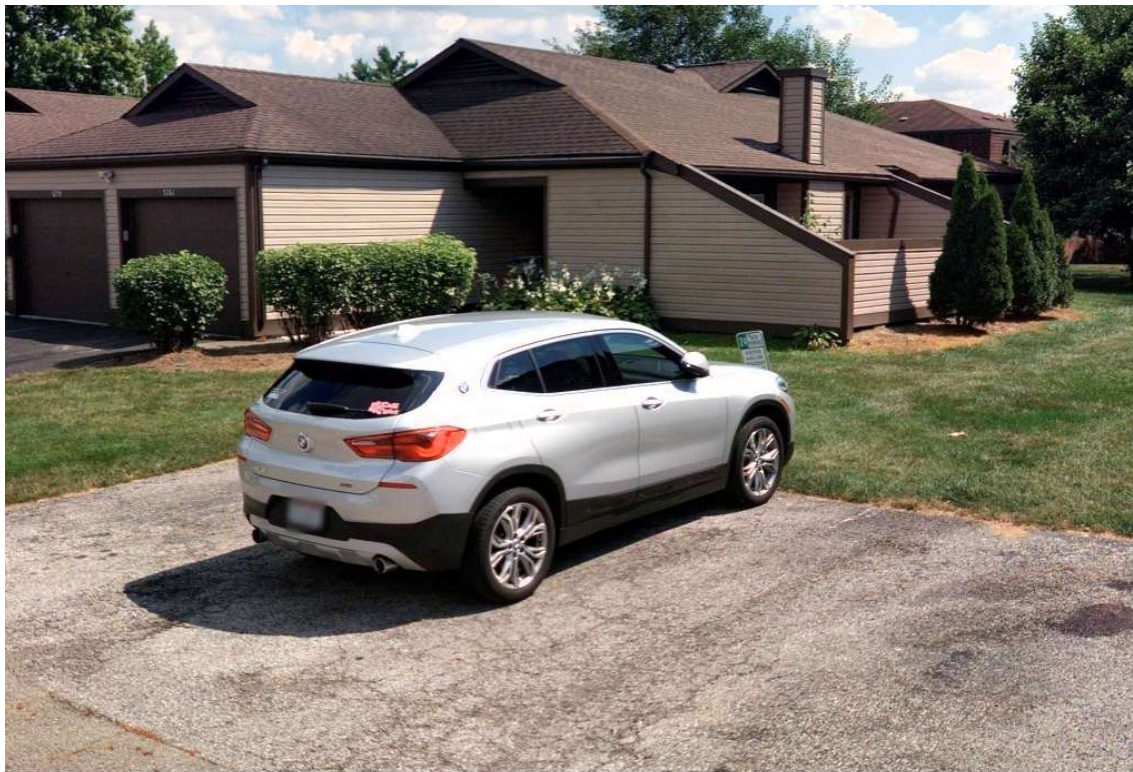
Use Code	551 - CONDO 4-	Rooms	6	Level 1	1200
Style	CONDOMINIUM	Dining Rms	0	Level 2	
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	3	Level 3+	
Year Built	1974	Family Rms		Attic	
Year Remodeled		Full Baths	2	Fin. Area Above Grd	1200
Effective Year	1974	Half Baths		Fin. Area Below Grd	0
Stories	1.0	Basement	NONE	Fin. Area	1200
Condition	AVERAGE	Unfin Area Sq Ft			
Attic	NO ATTIC	Rec Room Sq Ft			
Heat/AC	HEAT / CENTRAL				
Fixtures	8				
Wood Fire	1 / 1				
Garage Spaces	1				

Improvements

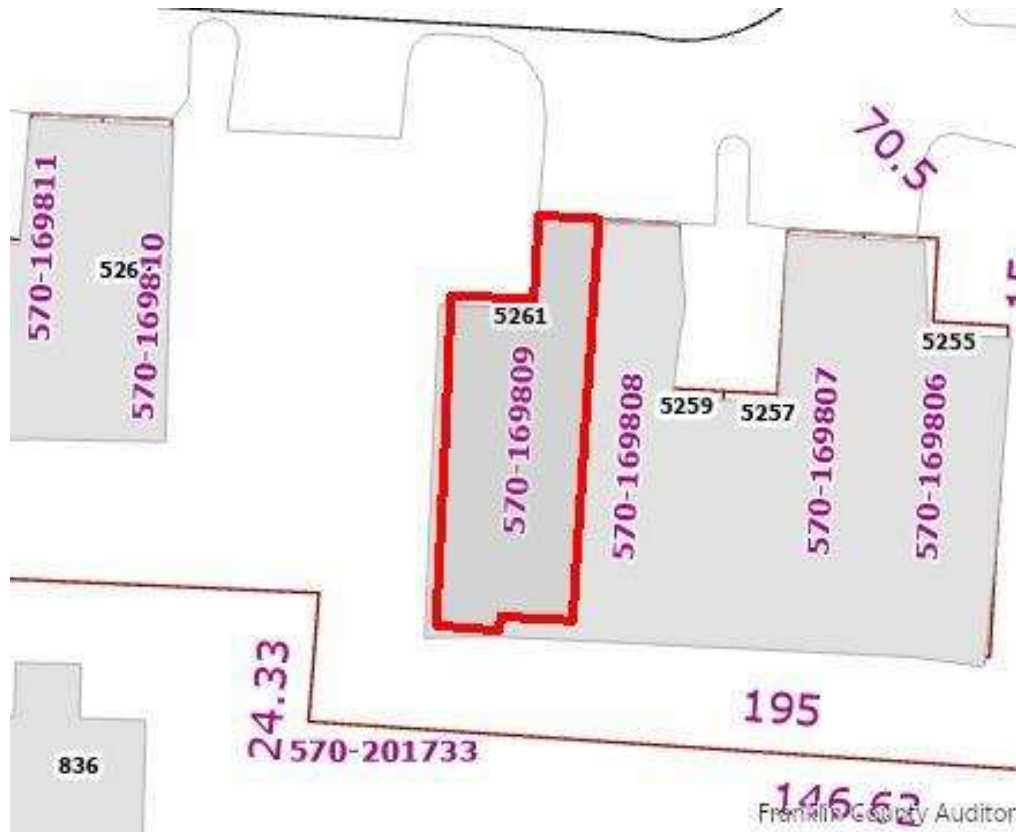
Type	Year Blt	Eff Year Blt	Condition	Size	Area
CVA - AMMENITIES	1973		AVERAGE	X	3,100

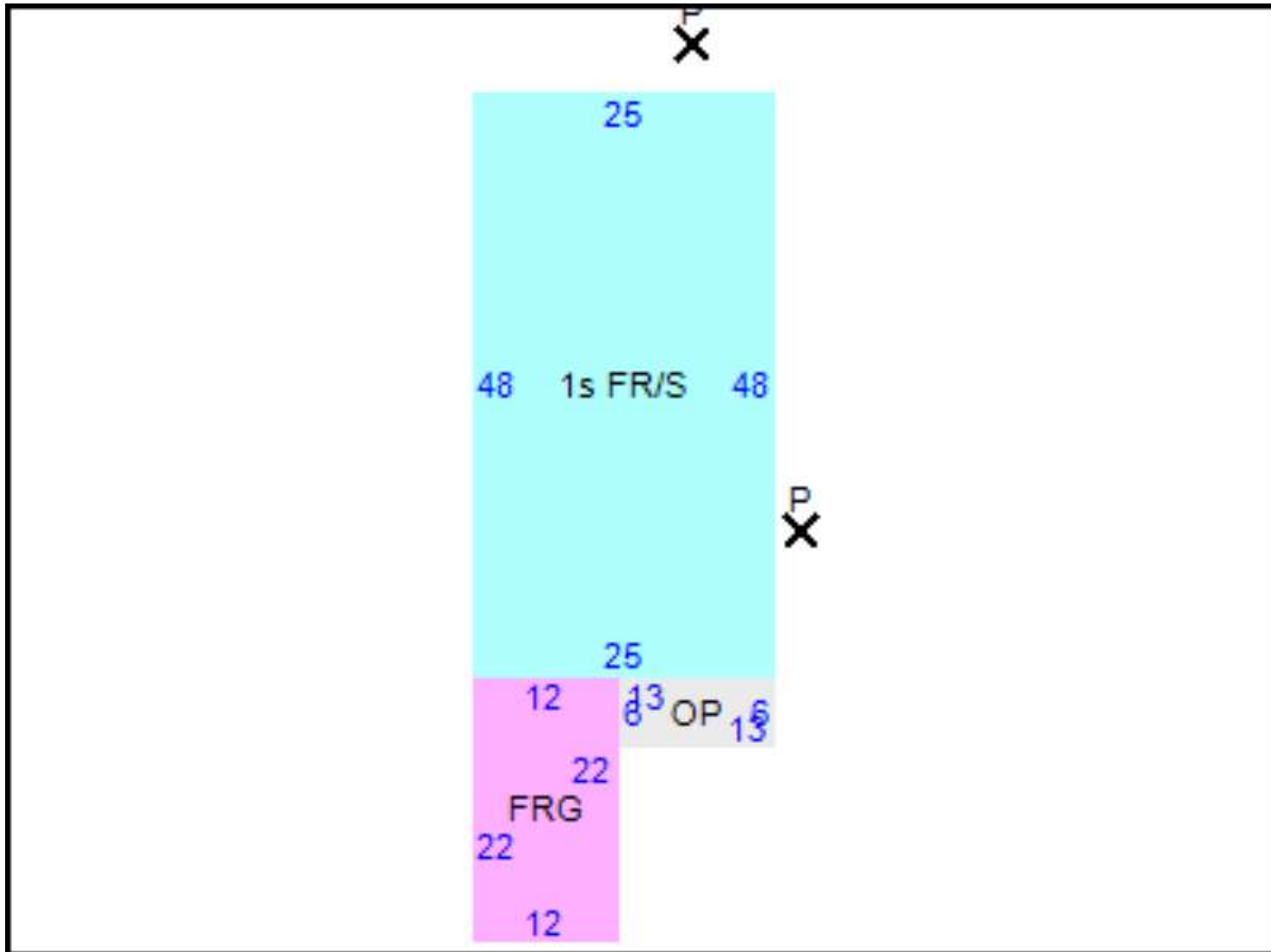
Permits

Date	Est. Cost	Description
02/03/2025	\$ 0	Building Permit/Plan Review: Dmgm2425626 Building Permit/Plan Review: Dmgm2425626 Com
02/03/2025	\$ 0	Building Permit/Plan Review: Dmgm2425626 Building Permit/Plan Review: Dmgm2425626 Com
01/30/2025	\$ 0	Building Permit/Plan Review: Dmgm2425626 Complete electrical work as per plans in dmgm242
07/14/2023	\$	FIRE REHAB
06/06/2022	\$	RECHECK FOR FIRE DAMAGE REPAIR



570-169809 08/18/2022



**Sketch Legend**

- 0 1s FR/S 1200 Sq. Ft.
- 1 FRG - 15:FRAME GARAGE 264 Sq. Ft.
- 2 OP - 13:OPEN FRAME PORCH 78 Sq. Ft.
- 3 P - 40:CONCRETE PATIO 180 Sq. Ft.
- 4 P - 40:CONCRETE PATIO 336 Sq. Ft.
- 1 AMMEN - CVA:AMMENITIES 3100 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	CONDO 4-19 RENTAL UNITS
Tax District	COLUMBUS-SOUTHWESTERN CSD
Net Annual Tax	1,716.18
Taxes Paid	1,866.18
CDQ Year	

Current Year Tax Rates

Full Rate	95.53
Reduction Factor	0.56931
Effective Rate	41.143484
Non Business Rate	.091041
Owner Occ. Rate	.02276

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$35,000	\$96,100	\$131,100	\$12,250	\$33,640	\$45,890
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$35,000	\$96,100	\$131,100	\$12,250	\$33,640	\$45,890
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	4,383.88	0.00		
Reduction	-2,495.80	0.00		
Adjusted Tax	1,888.08	0.00		
Non-Business Credit	-171.90	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	1,716.18	0.00	-1,716.18	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	150.00	0.00	-150.00	0.00
Total	1,866.18	0.00	-1,866.18	0.00
1st Half	933.09	0.00	-933.09	0.00
2nd Half	933.09	0.00	-933.09	0.00
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total
S19-213 RR NO RESPONSE	SA Charge	150.00	0.00	150.00
S19-213 RR NO RESPONSE	SA Prior	0.00	0.00	0.00
S19-213 RR NO RESPONSE	SA Total	150.00	0.00	150.00

Payment History

Date	Tax Year	Trans #	Amount
06/20/2025	2024	10670740	\$ 933.09
01/31/2025	2024	10194308	\$ 933.09
06/20/2024	2023	9741631	\$ 349.72
01/31/2024	2023	9358090	\$ 361.87
06/23/2023	2022	8837321	\$ 238.00
01/31/2023	2022	8370179	\$ 238.00
06/21/2022	2021	7970334	\$ 166.25
04/11/2022	2021	7630012	\$ 166.25

Tax Distribution**County**

General Fund	\$60.71
Children's Services	\$132.74
Alcohol, Drug, & Mental Health	\$68.74
FCBDD	\$151.60
Metro Parks	\$25.67
Columbus Zoo	\$15.11
Senior Options	\$39.01
Columbus State	\$14.68
School District	\$1,058.09
School District (TIF)	\$0.00
Township	\$0.00
Township (TIF)	\$0.00
Park District	\$0.00
Vocational School	\$0.00
Vocational School (TIF)	\$129.69
City / Village	\$0.00
City / Village (TIF)	\$20.13
Library	

BOR Case Status**Rental Contact**

Owner / Contact Name	EXCEPTION ACTIVE FOR 2025
Business Name	
Title	Property is vacant (e.g. for sale, remodeling, foreclosure, storage/c:
Contact Address1	
Contact Address2	
City	
Zip Code	
Phone Number	

Last Updated 07/01/2025

CAUV Status

CAUV Status	No
CAUV Application Received	No

Owner Name	INTEGRITY REAL ESTATE HOLDII	Prop. Class	R - Residential
		Land Use	510 - ONE-FAM DWLG ON PLATTI
Site Address	3629 S CHAMPION AVE	Tax District	150 - HAMILTON TOWNSHIP
		Sch. District	2505 -
		App Nbrhd	07410
LegalDescriptions	3629 S CHAMPION AVE GREEN ACRES NO 3 LOT 22	CAUV	N
		Owner Occ Cred.	N
Owner Address	2860 FISHER RD	Annual Taxes	2,453.76
		Taxes Paid	2,853.76
	INTEGRITY REAL ESTATE HOLDII	Board of Revision	No
	2860 FISHER RD	CDQ	

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$28,900	\$121,000	\$149,900	\$10,120	\$42,350	\$52,470
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$28,900	\$121,000	\$149,900	\$10,120	\$42,350	\$52,470
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
10/07/2020	INTEGRITY REAL ESTATE HOLDINGS	00019767	LW	1	52,000
03/11/2019	BANK OF NEW YORK MELLON TR	00004141	MD	1	44,000
12/01/1994	PINKERTON KAREN D &	24394	WD	1	48,000
05/06/1991		6089		1	48,000
05/06/1991		903225-F		1	0

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	69.20	69.00	298.00	.47

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	07410	Alley	No
Elevation	Street Level	Sidewalk	No
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	7	Level 1	880
Style	CAPE COD	Dining Rms	1	Level 2	
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	3	Level 3+	
Year Built	1942	Family Rms	1	Attic	422
Year Remodeled	1985	Full Baths	1	Fin. Area Above Grd	1302
Effective Year	1942	Half Baths		Fin. Area Below Grd	0
Stories	1.0	Basement	FULL CRAWL	Fin. Area	1302
Condition	AVERAGE	Unfin Area Sq Ft			
Attic	FULL ATTIC FINI	Rec Room Sq Ft			
Heat/AC	HEAT / CENTRA				
Fixtures	5				
Wood Fire	0 / 0				
Garage Spaces					

Improvements

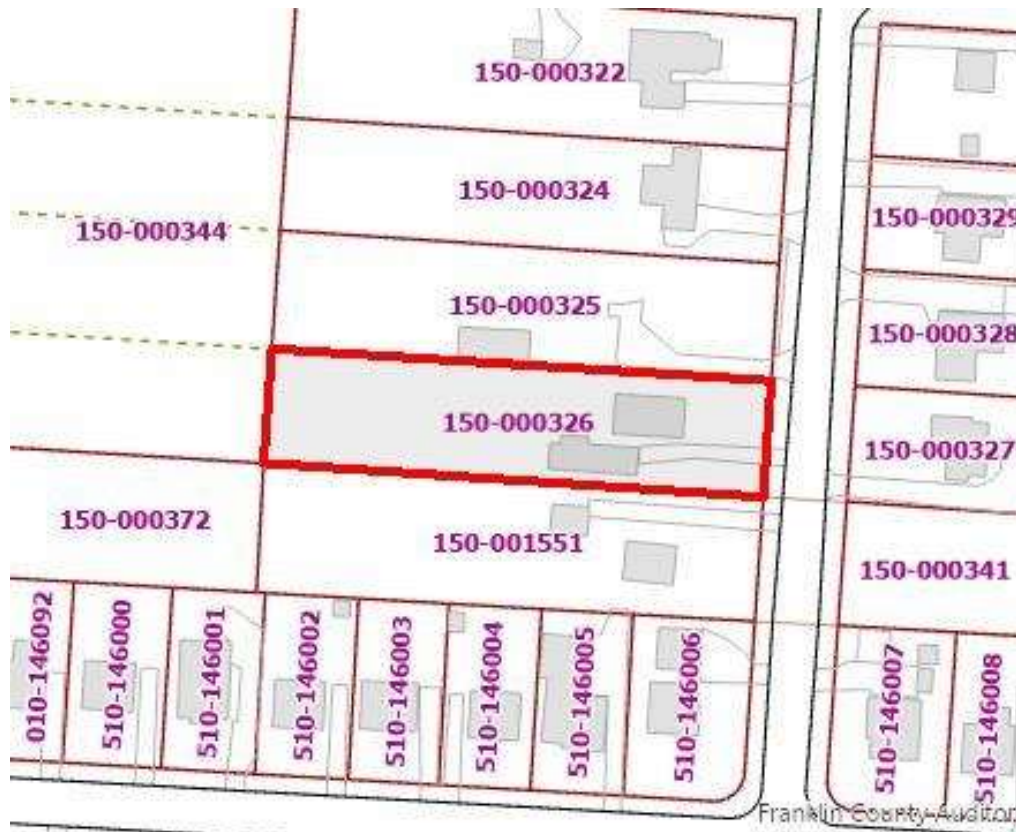
Type	Year Blt	Eff Year Blt	Condition	Size	Area
RG1 - DETACHED FRAME GARAGE	1942		AVERAGE	14 X 30	420
CP2 - CANOPY-WD, ROOF/SLAB	1942		AVERAGE	X	475

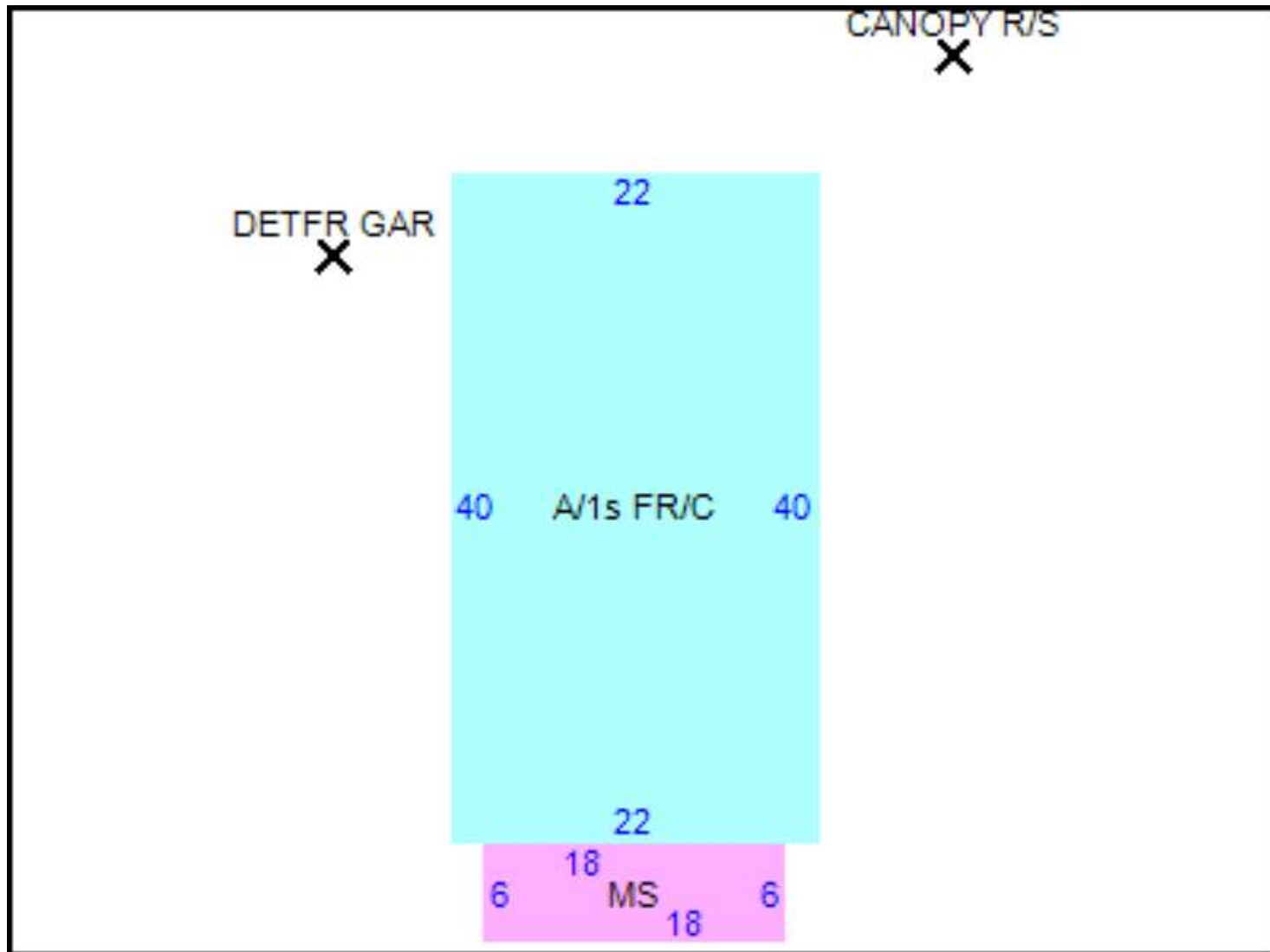
Permits

Date	Est. Cost	Description
10/09/2015	\$ 5,000	REPLACE SHINGLES ON GARAGE, REPLACE WINDOWS, REPLACE DOORS ON GARAGE



150-000326 09/12/2022



**Sketch Legend**

0 A/1s FR/C 880 Sq. Ft.

1 MS - 43:MASONRY STOOP 108 Sq. Ft.

1 DETFR GAR - RG1:DETACHED FRAME GARAGE 420 Sq. Ft.

2 CANOPY R/S - CP2:CANOPY-WD, ROOF/SLAB 475 Sq. Ft.

Tax Status

Property Class	R - Residential
Land Use	ONE-FAM DWLG ON PLATTED LOT
Tax District	HAMILTON TOWNSHIP
Net Annual Tax	2,453.76
Taxes Paid	2,853.76
CDQ Year	

Current Year Tax Rates

Full Rate	104.44
Reduction Factor	0.511
Effective Rate	51.071224
Non Business Rate	.084315
Owner Occ. Rate	.021078

	Current Auditor's Appraised Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$28,900	\$121,000	\$149,900	\$10,120	\$42,350	\$52,470
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$28,900	\$121,000	\$149,900	\$10,120	\$42,350	\$52,470
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	5,479.96	0.00		
Reduction	-2,800.26	0.00		
Adjusted Tax	2,679.70	0.00		
Non-Business Credit	-225.94	0.00		
Owner Occupancy Credit	0.00	0.00		
Homestead Credit	0.00	0.00		
Net Annual	2,453.76	0.00	-2,453.76	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	400.00	0.00	-400.00	0.00
Total	2,853.76	0.00	-2,853.76	0.00
1st Half	1,426.88	0.00	-1,426.88	0.00
2nd Half	1,426.88	0.00	-1,426.88	0.00
Future				

Special Assessment (SA) Detail

	Annual	Adjustment	Payment	Total		
S19-213 RR NO RESPONSE	SA Charge	150.00	0.00	150.00		0.00
S19-213 RR NO RESPONSE	SA Prior	0.00	0.00	0.00	0.00	
S19-213 RR NO RESPONSE	SA Total	150.00	0.00	150.00	0.00	
S29-184 (150)WEED CUTTING HAMILTON TWP	SA Charge	250.00	0.00	250.00		
S29-184 (150)WEED CUTTING HAMILTON TWP	SA Prior	0.00	0.00	0.00	0.00	
S29-184 (150)WEED CUTTING HAMILTON TWP	SA Total	250.00	0.00	250.00	0.00	

Payment History

Date	Tax Year	Trans #	Amount
06/20/2025	2024	10670628	\$ 1,426.88
01/31/2025	2024	10196505	\$ 1,426.88
06/20/2024	2023	9741794	\$ 1,495.65
01/31/2024	2023	9358616	\$ 1,521.21
06/23/2023	2022	8837074	\$ 500.68
01/31/2023	2022	8370590	\$ 500.68
06/21/2022	2021	7967985	\$ 506.50
04/11/2022	2021	7630011	\$ 506.50

Tax Distribution

County	
General Fund	\$69.42
Children's Services	\$151.77
Alcohol, Drug, & Mental Health	\$78.59
FCBDD	\$173.34
Metro Parks	\$29.36
Columbus Zoo	\$17.27
Senior Options	\$44.61
Columbus State	\$16.79
School District	\$1,129.02
School District (TIF)	\$.00
Township	\$526.30
Township (TIF)	\$.00
Park District	\$.00
Vocational School	\$94.45
Vocational School (TIF)	\$.00
City / Village	\$.00
City / Village (TIF)	\$122.84
Library	

BOR Case Status

Rental Contact

Owner / Contact Name	EXCEPTION ACTIVE FOR 2025
Business Name	
Title	Property is vacant (e.g. for sale, remodeling, foreclosure, storage/c:
Contact Address1	
Contact Address2	
City	
Zip Code	
Phone Number	

Last Updated 07/01/2025

CAUV Status

CAUV Status	No
CAUV Application Received	No