

## CRA #3 District Parcels

November 6, 2012

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be furnished to the  
Ohio State  
- North American  
- North American  
Surveyors' Foot  
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The City of Gah  
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• North Ameri-  
• North American

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The City of G

sent the data to

Gates and Crellin Laboratories of Chemistry

**City of Gahanna, Ohio**  
200 South Hamilton Road  
Gahanna, Ohio 43230  
(614) 342-4000

**LEGEND**

	P	Parcels
	S	Streets
	SR	State Routes
	UR	US Routes
	I	Interstates
	NP	New CRA #3 Parcels
	B	Buildings
	WF	Water Features
	CP	Current CRA #3 Parcels

**EXHIBIT A**

EXHIBIT A

Current CRA #3 Parcels	New CRA #3 Parcels
025-004246	025-000114
025-004247	025-010637
025-006459	025-013630
025-006469	025-013635
025-012056	025-013643
025-013010	027-000110
025-013224	027-000111
025-013619	027-000112
025-013620	027-000113
025-013632	
025-013633	
025-013634	
025-013636	
025-013637	
025-013638	
025-013639	
025-013641	
025-013642	
025-013646	
025-013667	
025-013668	
026-163655	
026-181411	
026-201430	
026-210758	
026-235157	
026-247064	

**City of Gahanna  
Housing Survey  
Community Reinvestment Area #3**

Per the Ohio Revised Code and the requirements of the Ohio Department of Development, the City of Gahanna has conducted a housing survey of residential structures within the existing and proposed expansion area of Gahanna's Community Reinvestment Area #3 (CRA #3).

The purpose of this housing survey is to document the housing stock in the proposed area of expansion of CRA #3. There have been no new residential construction projects in the existing or proposed expansion area in the past 50 years. There are four existing residential structures in area, one in the existing area and three in the proposed expansion area. There have been upgrades to the structures since the initial construction but none have had any recent improvements or reinvestment. Although the structures are habitable there has been no inducement to reinvestment or new investment in the current housing stock.

**City of Gahanna**

The City of Gahanna is a 12.4 mile community that is abutted by the City of Columbus on the north, south, and west and Jefferson Township on the east. Portions of the City also neighbor Mifflin Township on the west. Gahanna is a northeast suburb of Columbus, Ohio and is a part of the Columbus Metropolitan Statistical Area located along I-270 and I-670. The City was founded in 1849, became a village in 1881, and was incorporated in 1961.

**Demographics**

Gahanna's 2010 Census population was 33,248. Estimates of growth prepared by the Mid-Ohio Regional Planning Commission project that Gahanna has now grown to 33,262 citizens and will grow to 33,288 in 2013. The median age in Gahanna is 39.4 and the largest population segment (17.2%) is between the ages of 45 and 54 years old. There are 13,037 households in Gahanna with an average household size of 2.54 persons. Gahanna's median household income is \$73,290 and per capita income is \$36,209.

**Housing Stock**

The Gahanna community has a diverse housing stock varying in age, style, size and neighborhood. Because of the growth pattern of the City the majority of the older housing stock is concentrated on the south and west side of town. According to the 2009 American Community Survey, the largest portion of Gahanna's housing stock was built between 1990 and 1999 (25%). Approximately 9% of the community's housing stock was built before 1959. From 2000 to 2010, Gahanna experienced a 10% increase in the total number of housing units. The majority of these new units were built on the east side of the City near Jefferson Township. In 2010, 13,037 of Gahanna's 13,577 housing units were occupied, representing a 96% occupancy rate. Of the 13,037 occupied housing units, 9,778 were owner occupied (75%).

**Housing Survey**

Staff of the Department of Planning & Development conducted a windshield study of the residential buildings in the proposed expansion area of the City of Gahanna's Community Reinvestment Area #3.

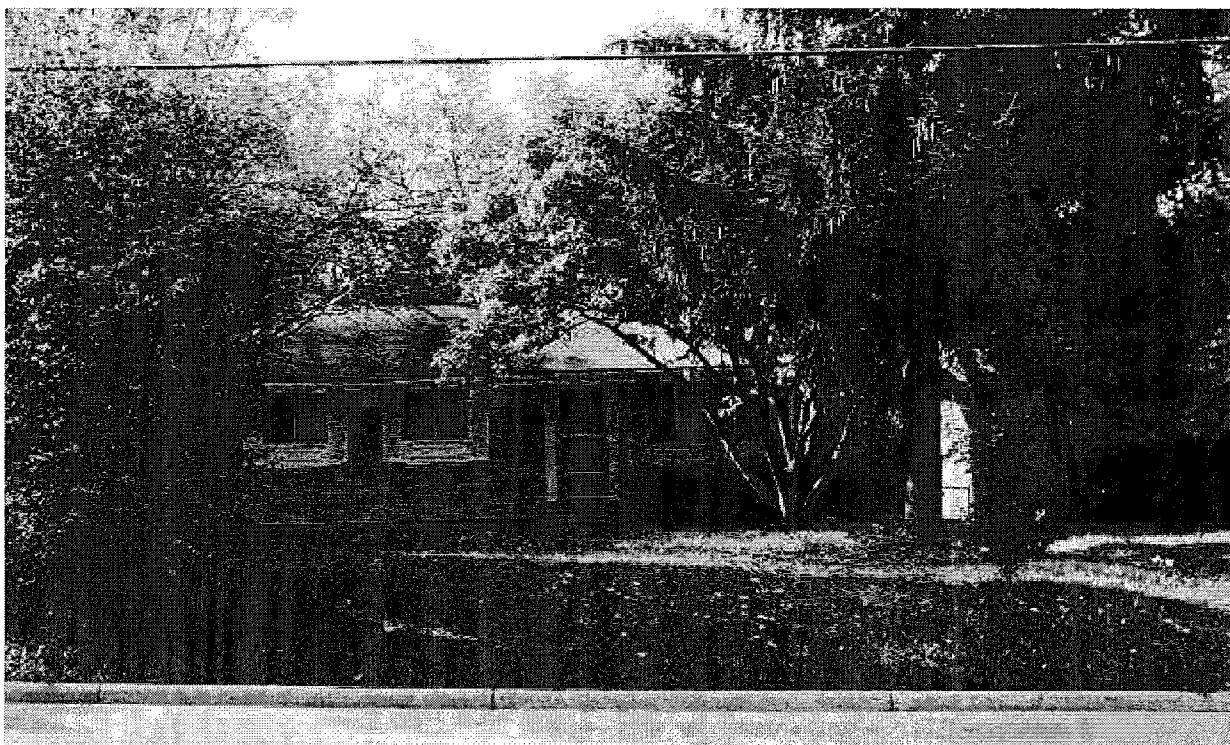
**EXHIBIT B**

There are three properties in the expansion area and one in the existing area all located on Taylor Road within the City of Gahanna. The residence at 1061 Taylor Road is in the existing CRA #3. The properties are located east of intersection of Taylor and Morrison Roads and west of the intersection of Taylor and Taylor Station Roads. Two of the parcels neighbor properties that are in Jefferson Township.

Using a visual survey and information from the Franklin County Auditor, Staff has ranked the condition of each property as "Good", "Fair", or "Poor" based on the age of the structure, the exterior upkeep, and any noted property maintenance needs or deterioration. "Good" condition is a structure under 20 years old or has been remodeled or updated in the past 20 years, with no visible zoning code violations or property maintenance issues, property appears inhabited and maintained. "Fair" condition is a structure that is over 20 years old with no remodeling or improvements, and has one or two visible code violations or property maintenance issues; property appears habitable and may need minor structural or cosmetic improvements. "Poor" condition is a structure that is over 50 years old and has multiple visible code violations or property maintenance issues, appears vacant or abandoned, has been deemed uninhabitable, and may need minor and major structural and cosmetic improvements.

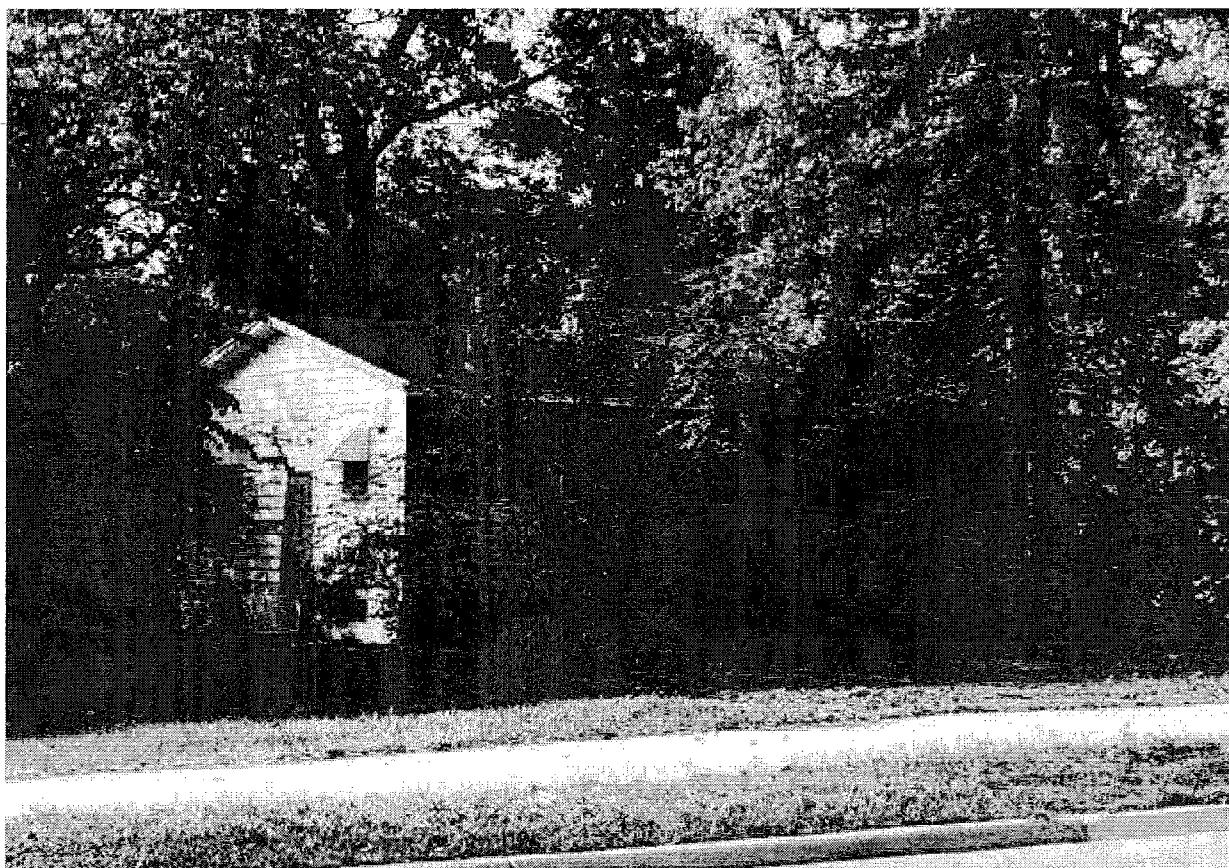
**Property Address:** 1061 Taylor Road (in the existing CRA #3)  
**Parcel No:** 025-004246  
**Age of structure:** 52 years old  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$93,400 (\$45,600 land, \$47,800 improvements)



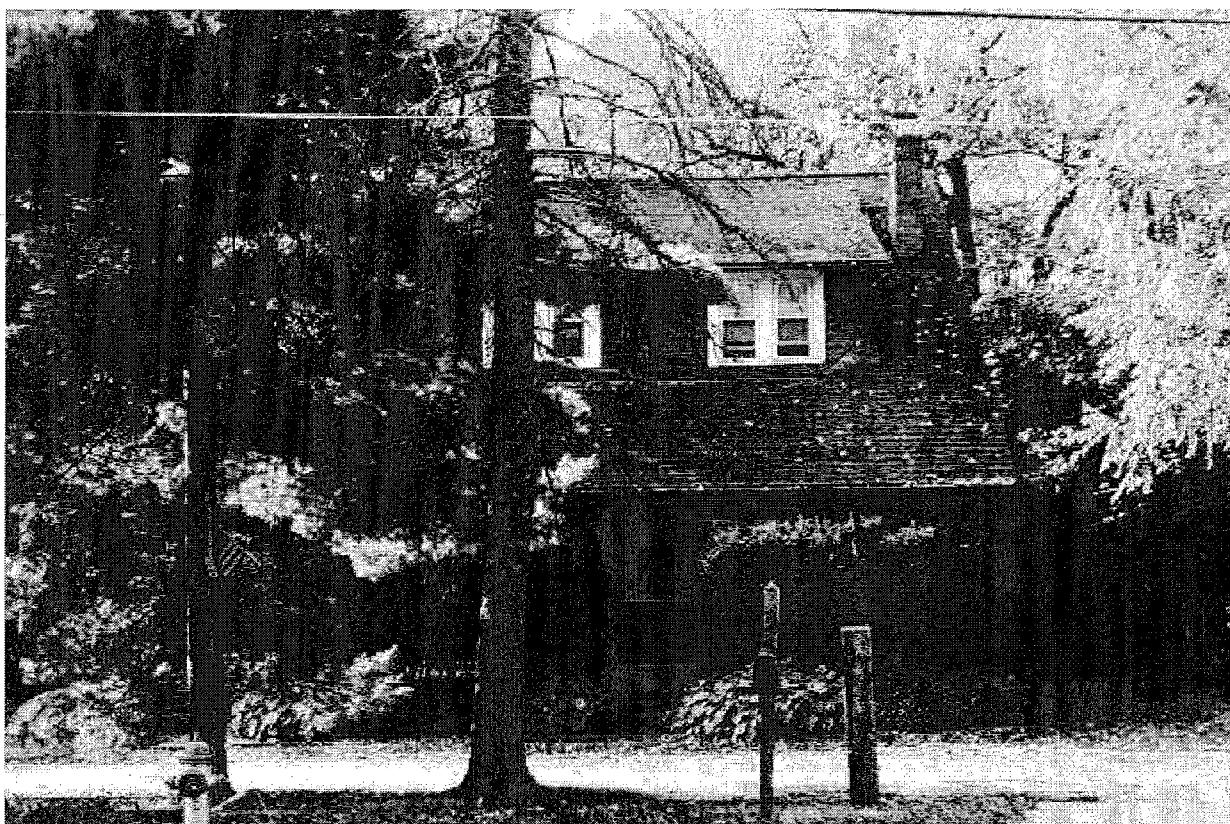
**Property Address:** 5847 Taylor Road (in the proposed expansion area of CRA #3)  
**Parcel No:** 027-000110  
**Age of Structure:** 97 years old, improvements in 1950 and remodeled 1993  
**Condition:** Poor, house is on septic system, vacant; per the owner the property has been condemned.

**Franklin County Auditor Current Valuation:** \$865,000 (\$767,000 land, \$98,000 improvements)



**Property Address:** 5875 Taylor Road (in the proposed expansion area of CRA #3)  
**Parcel No:** 025-013635  
**Age of Structure:** 54 years old  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$100,000 (\$36,000 land, \$64,000 improvements)



**Property Address:** 5927 Taylor Road (in the proposed expansion area of CRA #3)  
**Parcel No:** 025-010637  
**Age of Structure:** 65 years old, remodeled in 1996  
**Condition:** Good

**Franklin County Auditor Current Valuation:** \$168,300 (\$74,700 land, \$93,600 improvements)

