

MARION TWP / MARION SD

12-19-100-006

31-015900.0100

LEGAL INFORMATION

PT NW NW

**QUALIFIED CREDITS: CAUV:
01756**

RTS: 003-07-19
Acres:2.8500

JEMS INVESTMENT PROPERTIES LLC

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6133 OLDING RD

SAINT HENRY, OH 45883

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	08/23/2023	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	06/20/2023	500,000	2:WDC : 343	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MICHAEL NIEKAMP & SONS	6133 OLDING RD	ST HENRY	OH	45883	01/04/1989	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: btc DATE: 04/02/2008 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	OLDING RD COMMENT TY2022:Net Gen=\$779.92, Other Assessment=\$0.00 MICHAEL NIEKAMP & SONS TURKEY DE17 CHNG RF SHELTER TO PB, CORR TRKY HSE SIZE/RVL DSKTP REV OUTBUILDINGS ONLY

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000	10,000	
CR:Crop Land TOTAL	A 1.6950	10,500	2,158			18,760	4,350	
0094	A .1040	8,100	350			840	40	
0053	A .5330	11,250	3,000			6,000	1,600	
0024	A .9370	11,250	2,540			10,540	2,380	
0005	A .1210	11,400	2,740			1,380	330	
RD:Road	A .1550	0	0			0	0	
Total Acres: 2.8500						TOTAL	28,760	14,350

VALUATION SUMMARY

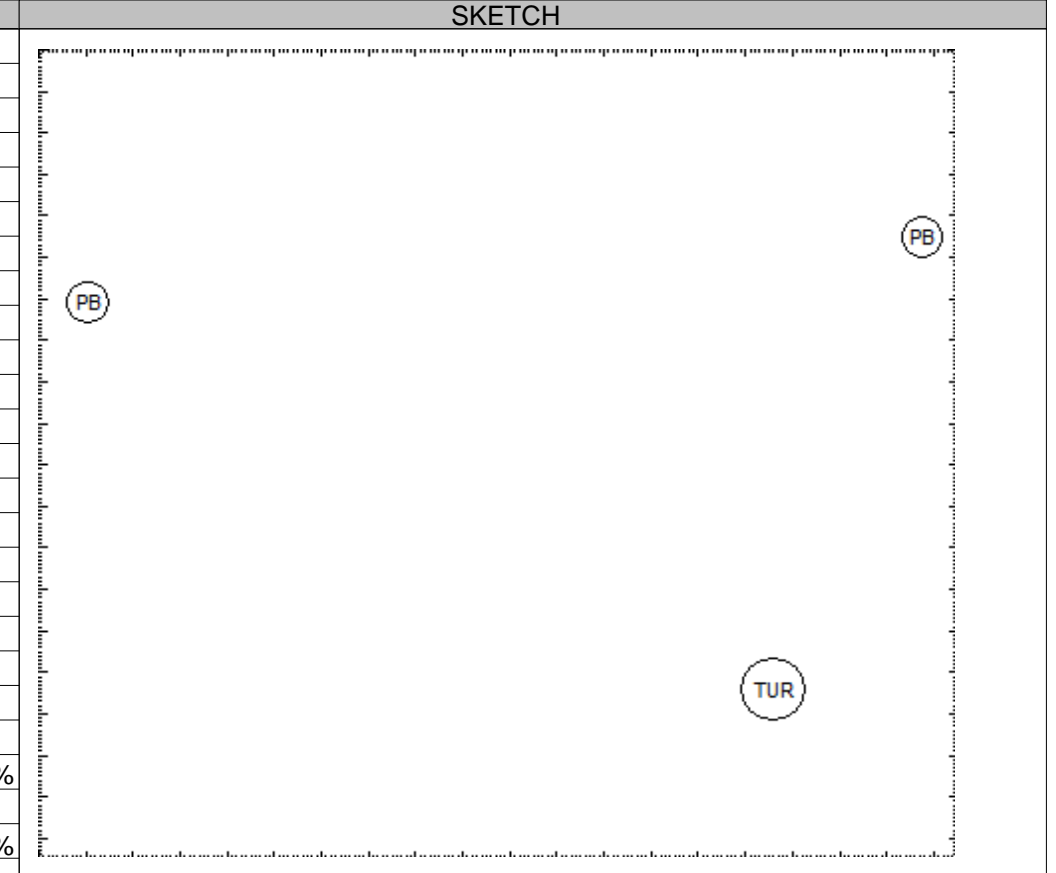
VALUE YEAR	2023	2023	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	MISC
APPRAISED	14,350	28,760	7,060	22,120	3,780	26,960	5,960	20,720
VALUE	IMPR	55,000	55,000	47,300	47,300	45,600	45,600	68,900
	TOTAL	69,350	83,760	54,360	69,420	49,380	72,560	89,620
ASSESSED	LAND	5,020	10,070	2,470	7,740	1,320	9,440	2,090
VALUE	IMPR	19,250	19,250	16,560	16,560	15,960	15,960	24,120
	TOTAL	24,270	29,320	19,030	24,300	17,280	25,400	31,370

POTENTIAL RECOUP 2022=215.98, 2021=219.51, 2020=219.14: Total=654.63

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					
X FULL BATH					
X HALF BATH					
X FIXTURES					



SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Pole Bldg		40x60	2,400	C	11.87	1997		A	28,490	47	15,100		15,100
2 Pole Bldg		50x90	4,500	C	13.89	1997		A	62,510	47	33,130		33,100
3 Turkey Hse		40x240	9,600	C	9.38	1966		A	90,050	85	13,510	DFLT50	6,800
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 55,000

COMMENTS

>>OB Features: 1.2 <Add Concrete Floor> 1.3 <Add Concrete Floor>