

Property Address: 6133 OLDING RD

DTE Code: 429



32-012100.0100

MARION TWP
ST HENRY SD
12-19-100-013

LEGAL INFORMATION

Created in 2006 From 32-012100.0000 due to Split

PT N 1/2 NW

Acres:11.8140

RTS: 003-07-19

JEMS INVESTMENT PROPERTIES LLC
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6349 MEYER RD
CELINA, OH 45822

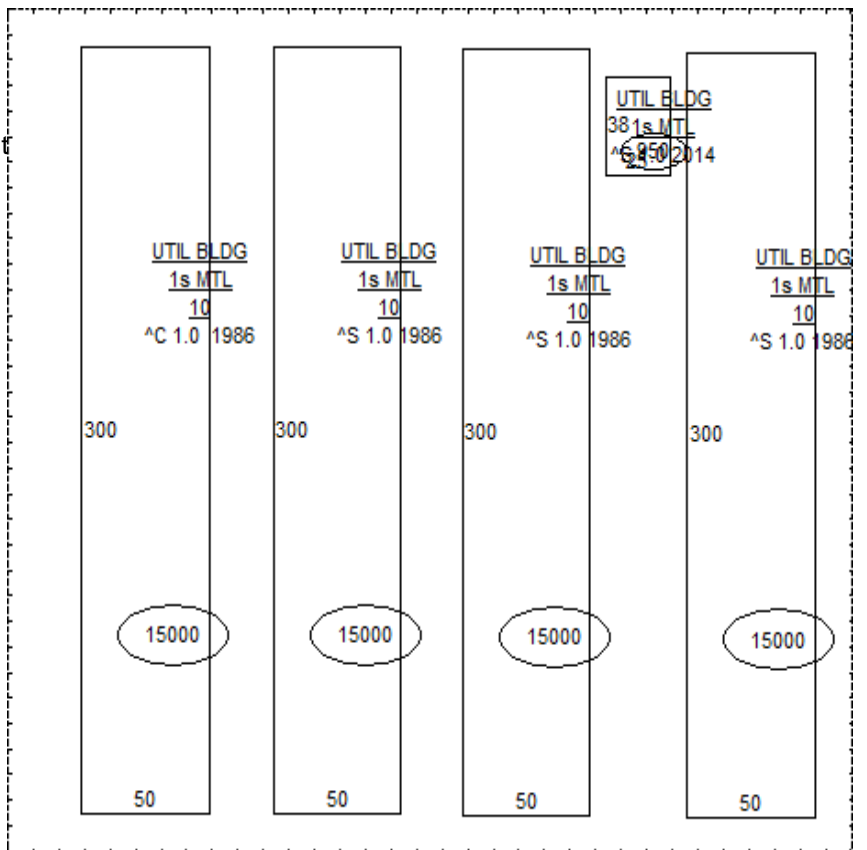
Neighborhood CRUR32
Map: 13
Block:
Card: 16
Bk: Pg:

COMMENT
TY2022:Net Gen=\$9,833.46, Other Assessment=\$0.00
DE17 DESKTOP RVW CHG: ADJ PRICING, COR RETAIL BLDG MSMNTS, RMV FNC ON BLDGS//CORR AC//RECOUPMENT
THIS IS PART OF PARCEL 32-012100.0000 IS CONSIDERED COMMERCIAL RATHER THAT AG
DE23 ADD UTIL BLG, ADJ GRD; DESKTOP RVW
DE23 SPLIT// GAS STATION ON PCL .0200

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/08/23
08/23/2023	750,000		WDC : 506	429	■ Pricer:	
09/20/2006	0		: 0	429	□ Reviewer:	
					□ Final:	
					□ Call Back:	
					□ Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	MISC	RAPP	MISC	MISC
ESTIMATED	58,370	45,090	45,090	15,380
MARKET VALUE	533,690	557,430	592,820	650,680
	<u>TOTAL</u>	592,060	602,520	637,910
ASSESSED	20,430	15,780	15,780	5,380
VALUE	186,790	195,100	207,490	227,740
	<u>TOTAL</u>	207,220	210,880	223,270

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:6.814		15,000			54,170	0	
3:Reserve	A:5		1,500			4,200	0	
Totals:	Total Acres 11.8140					58,370	0	58,370



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

