PT OF LOTS 1238 1239 1252 &
1253 LYING SE OF SAL R/W &
NW OF HWY 301

MULCH MANUFACTURING INC
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

2023

15-1N-24-2180-1238-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

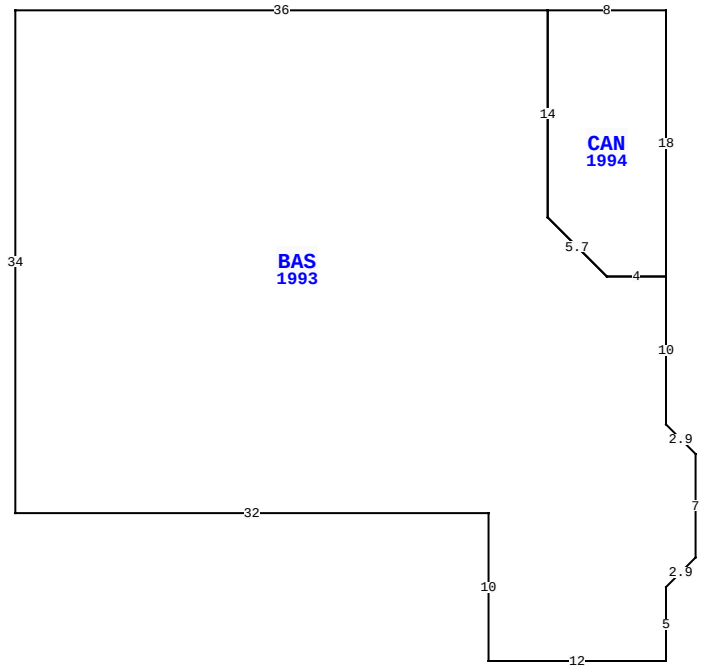
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	108,366
CAN	136	30	41	2,966
TOTALS	1,634		1,539	111,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,539	85.6170	121.58	187,112	1989	1989	0	0	0	40.50	59.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 1498 HX Base Yr



446195 US HWY 301, CALLAHAN

BLD DATE	12/05/2019	KKX	LGL DATE		
XF DATE	12/05/2019	KKX	LAND DATE	12/05/2019	KKX
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	744,078
TOTAL MARKET OB/XF VALUE	285,919
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	1,084,397
SOH/AGL Deduction	261,210
ASSESSED VALUE	823,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,187
TOTAL JUST VALUE	1,084,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011490	REPAIR/RRF	6,830	11/16/2018
18011491	REPAIR/RRF	8,790	11/16/2018
E0310917	NEW CONSTR	5,000	01/03/2003
B007519	FOUNDATION	22,500	09/01/2000
B94901	NEW CONSTR	27,764	03/01/2994
6959	ADDITION	96,330	01/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0438	12/21/2021	QC	U	I	11	250,000
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						
2527/0290	12/21/2021	QC	U	I	11	100
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W8 BAS=[YR=1993] W36 S34 E32 S10 E12 N5 U2 R2 N7 U2 L2 N10 W4 U4 L4 N14$ S14 D4 R4 E4 N18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	50,911.00	SF	2.00	2.00	100	1976	1976	3	50	50,911	
2	0812	CONCRETE C	0	0	0	0	22,475.00	SF	4.00	4.00	100	1976	1976	3	28	25,172	
3	1093	T SCALE 50	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	1980	1980	3	20	6,600	
4	0812	CONCRETE C	0	0	0	0	30,540.00	SF	4.00	4.00	100	1990	1990	3	62	75,739	
5	0430	CL FNC 6B	0	0	0	0	606.00	LF	9.70	9.70	100	1976	1976	3	20	1,176	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1976	1976	3	20	120	
8	0940	SHEDS/PORT	0	0	8	12	96.00	SF	21.30	21.30	100	1991	1991	3	20	409	
9	0812	CONCRETE C	0	0	0	0	21,875.00	SF	4.00	4.00	100	1991	1991	3	64	56,000	
10	0418	EXHST FAN	0	0	0	0	11.00	UT	400.00	400.00	100	1989	1989	3	20	880	
11	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	1995	1995	3	100	1,700	

TOTAL OB/XF 218,707

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004300	C	LUMBER YRD	0		IH	0.00	0.00	13.60	AC		1.00	1.00	1.00	4,000.00	4,000.00	54,400							

REVIEW DATE 12/05/2019 BY KKX Total Acres: 13.60 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS

PT OF LOTS 1238 1239 1252 &
1253 LYING SE OF SAL R/W &
NW OF HWY 301

MULCH MANUFACTURING INC
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

2023

15-1N-24-2180-1238-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		24 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

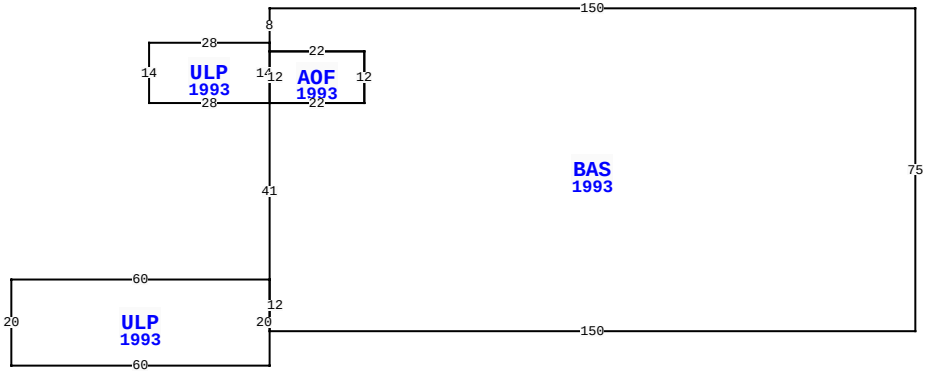
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	264	185	488	9,761
BAS	10,986	100	10,986	219,745
ULP	392	30	118	2,360
ULP	1,200	30	360	7,201
TOTALS	12,842		11,952	239,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	11,952	88.6606	42.11	503,299	1989	1989	0	0	0	52.50	47.50

2 STOR WAREH – 0% - 0 Heated Area: 11250 HX Base Yr



446195 US HWY 301, CALLAHAN

BLD DATE	12/05/2019	KKX	LGL DATE		
XF DATE	12/05/2019	KKX	LAND DATE	12/05/2019	KKX
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 5 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	744,078
TOTAL MARKET OB/XF VALUE	285,919
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	1,084,397
SOH/AGL Deduction	261,210
ASSESSED VALUE	823,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,187
TOTAL JUST VALUE	1,084,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5989	REMODEL	44,948	09/15/1989
5559	NEW CONSTR	187,750	03/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0438	12/21/2021	QC	U	I	11	250,000
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						
2527/0290	12/21/2021	QC	U	I	11	100
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W150 S8 ULP=[YR=1993] W28 S14 E28
AOF=[YR=1993] E22 N12 W22 S12$ N14$ S2 E22 S12 W22 S41
ULP=[YR=1993] W60 S20 E60 N20$ S12 E150 N75$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
12	0351	CARPORT MT	0	0	75	32	2,400.00	SF	15.00	15.00	100	2002	2002	3	21	7,560	
13	1242	WD DECK A	0	0	35	5	175.00	SF	10.00	10.00	100	2003	2003	3	22	385	
14	2700	QUONSET LW	0	0	130	60	7,800.00	SF	12.00	12.00	100	2003	2003	3	54	50,544	
15	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	2004	2004	3	66	1,155	
16	0812	CONCRETE C	0	0	60	53	3,180.00	SF	4.00	4.00	100	1989	1989	3	59.5	7,568	

LAND DESCRIPTION

TOTAL OB/XF 67,212

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2019 BY KKX Total Acres: 13.60 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS

PT OF LOTS 1238 1239 1252 &
1253 LYING SE OF SAL R/W &
NW OF HWY 301

MULCH MANUFACTURING INC
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

2023

15-1N-24-2180-1238-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

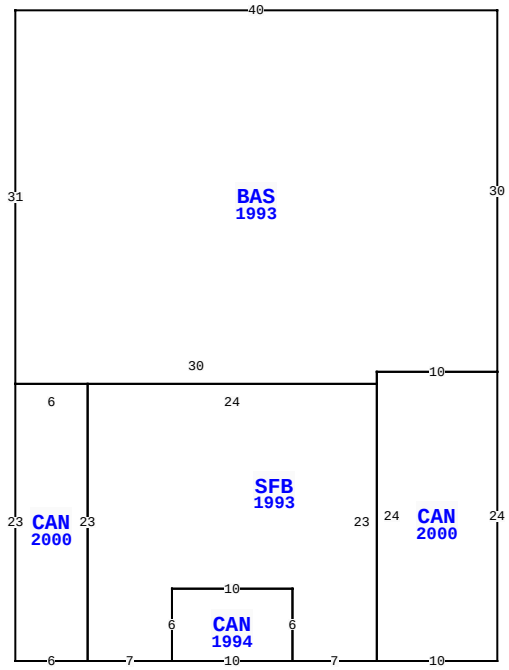
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		11 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	22,219
CAN	60	30	18	325
CAN	138	30	41	740
CAN	240	30	72	1,301
SFB	492	80	394	7,117
TOTALS	2,160		1,755	31,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,755	90.5520	43.01	75,483	1976	1987	0	0	0	58.00	42.00

3 STOR WAREH – 0% - 0 Heated Area: 1624 HX Base Yr



446195 US HWY 301, CALLAHAN

BLD DATE	12/05/2019	KKX	LGL DATE		
XF DATE	12/05/2019	KKX	LAND DATE	12/05/2019	KKX
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	744,078
TOTAL MARKET OB/XF VALUE	285,919
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	1,084,397
SOH/AGL Deduction	261,210
ASSESSED VALUE	823,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,187
TOTAL JUST VALUE	1,084,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/0438	12/21/2021	QC	U	I	11	250,000
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						
2527/0290	12/21/2021	QC	U	I	11	100
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S31 CAN=[YR=2000] S23 E6 SFB=[YR=1993] E7 CAN=[YR=1994] E10 N6 W10 S6$ N6 E10 S6 E7 CAN=[YR=2000] E10 N24 W10 S24$ N23 W24 S23$ N23 W6$ E30 N1 E10 N30$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2019 BY KKX Total Acres: 13.60 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS

PT OF LOTS 1238 1239 1252 &
1253 LYING SE OF SAL R/W &
NW OF HWY 301

MULCH MANUFACTURING INC
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

2023

15-1N-24-2180-1238-0010

BUILDING CHARACTERISTICS

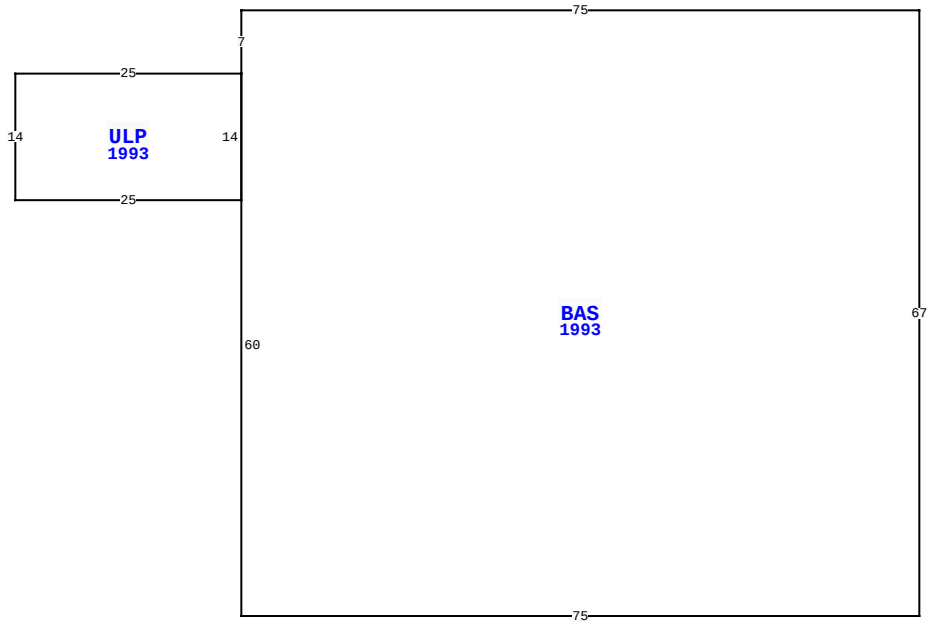
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		26 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,025	100	5,025	114,943
ULP	350	30	105	2,402
TOTALS	5,375		5,130	117,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,130	91.7235	43.57	223,514	1991	1991	0	0	0	47.50	52.50

4 STOR WAREH – 0% - 0 Heated Area: 5025 HX Base Yr



446195 US HWY 301, CALLAHAN

BLD DATE	12/05/2019	KKX	LGL DATE	
XF DATE	12/05/2019	KKX	LAND DATE	12/05/2019 KKX
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 5 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	744,078
TOTAL MARKET OB/XF VALUE	285,919
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	1,084,397
SOH/AGL Deduction	261,210
ASSESSED VALUE	823,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,187
TOTAL JUST VALUE	1,084,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/0438	12/21/2021	QC	U	I	11	250,000
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						
2527/0290	12/21/2021	QC	U	I	11	100
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 S7 ULP=[YR=1993] W25 S14 E25 N14$ S60 E75 N67$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2019 BY KKX Total Acres: 13.60 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS

PT OF LOTS 1238 1239 1252 &
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MULCH MANUFACTURING INC
6747 TAYLOR ROAD SW
REYNOLDSBURG, OH 43068

2023

15-1N-24-2180-1238-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
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Roof Cover	12	MODULAR MT 100
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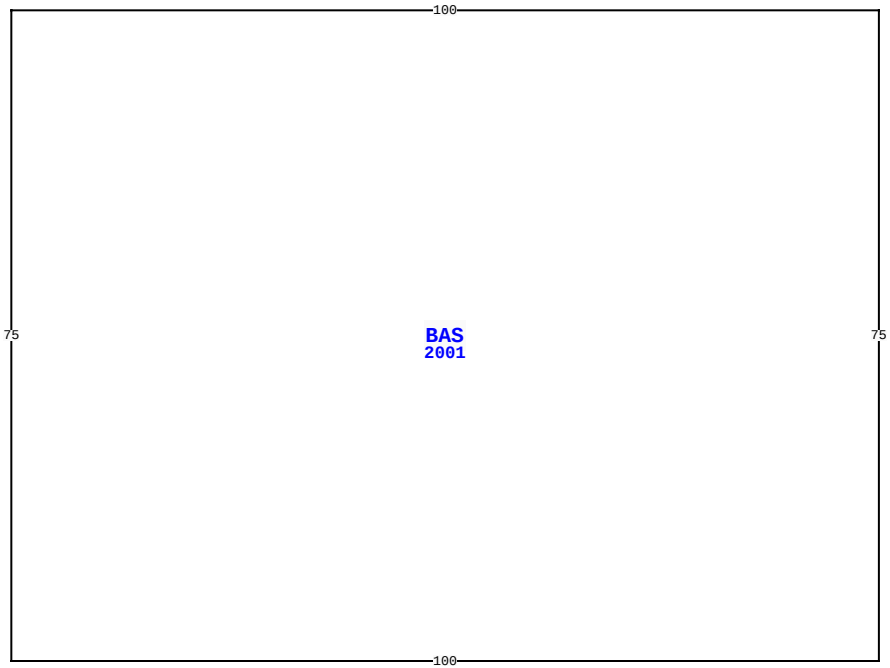
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		19 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,500	100	7,500	244,631
TOTALS	7,500		7,500	244,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,500	91.5600	43.49	326,175	2001	2001	0	0	0	25.00	75.00

5 STOR WAREH – 0% - 0 Heated Area: 7500 HX Base Yr



446195 US HWY 301, CALLAHAN

BLD DATE	12/05/2019	KKX	LGL DATE	
XF DATE	12/05/2019	KKX	LAND DATE	12/05/2019 KKX
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 5 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	744,078
TOTAL MARKET OB/XF VALUE	285,919
TOTAL LAND VALUE - MARKET	54,400
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	823,187
TOTAL JUST VALUE	1,084,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0438	12/21/2021	QC	U	I	11	250,000
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						
2527/0290	12/21/2021	QC	U	I	11	100
GRANTOR: SPENCER RALPH						
GRANTEE: MULCH MANUFACTURING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W100 S75 E100 N75$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2019 BY KKX Total Acres: 13.60 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS