PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 2699/976
(EX PT IN OR 1334/781)

JAMES JEHIEL S
408 NORTH PARKWAY DR
PIQUA, OH 45356

2025

17-2N-25-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	45,000
SOH/AGL Deduction	0
ASSESSED VALUE	45,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,000
TOTAL JUST VALUE	45,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10942	OTHER	0	04/01/2006
M11272	MECH OTHER	0	03/01/2006
B17031	MH MOVE-ON	1,950	01/01/2006
WE00428	OTHER	0	12/01/2005
11130	CHNGE SRVC	0	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/976	3/08/2024	QC	U	V	11	100
GRANTOR: JAMES ANNETTE S						
GRANTEE: JAMES JEHIEL S						
1792/0231	5/04/2012	QC	U	V	11	100
GRANTOR: SAVLARMAR ACRES LLC						
GRANTEE: JAMES ANNETTE S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS