BLOCK 9 PT LOT 2
IN OR 2819/729
TOWN OF HILLIARD

APC TOWERS IV LLC
57 E WASHINGTON ST
CHAGRIN FALLS, OH 44022

2026

08-3N-24-2380-0009-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

37493 W FIRST ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/06/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,628
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	35,028
SOH/AGL Deduction	0
ASSESSED VALUE	35,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,028
TOTAL JUST VALUE	35,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,058

SANDCO TOWERS : FCC #1318932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220187	CELL TOWER	0	05/31/2022
20210039	CELL TOWER	120,000	03/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2819/729	9/26/2025	SW	U	I	37	898,200
GRANTOR: SANDCO TOWERS LLC						
GRANTEE: APC TOWERS IV LLC						
2555/1643	4/15/2022	WD	U	V	37	75,000
GRANTOR: L&B LANDS INC						
GRANTEE: SANDCO TOWERS LLC						

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
1	0443	STK FNC 6'	0	0	0	0	228.00	LF	10.00	10.00	100	2025	2022		90	2,052	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2022		96	576	

LAND DESCRIPTION

TOTAL OB/XF 2,628

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	009101	C	TOWER SITE	0		C-1 -	0.00	0.00	8,100.00	SF		1.00	1.00	1.00	4.00	4.00	32,400							

REVIEW DATE 12/27/2024 BY KW Total Acres: 0.00 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 07/09/2026 BY SYS