



17-0028004.0200

JEROME TOWNSHIP
 DUBLIN CSD
 146-00-00-048.000

LEGAL INFORMATION

DUBLIN JEROME COMMERCE PK
 VMS 6596 P/O 1212 PT
 202307060004673
MAMMA SOW PROPERTIES, LLC
 BUCKEYE WESTERN STAR
 7605 COMMERCE PL
 PLAIN CITY, OH 43064

Acres:3.0580

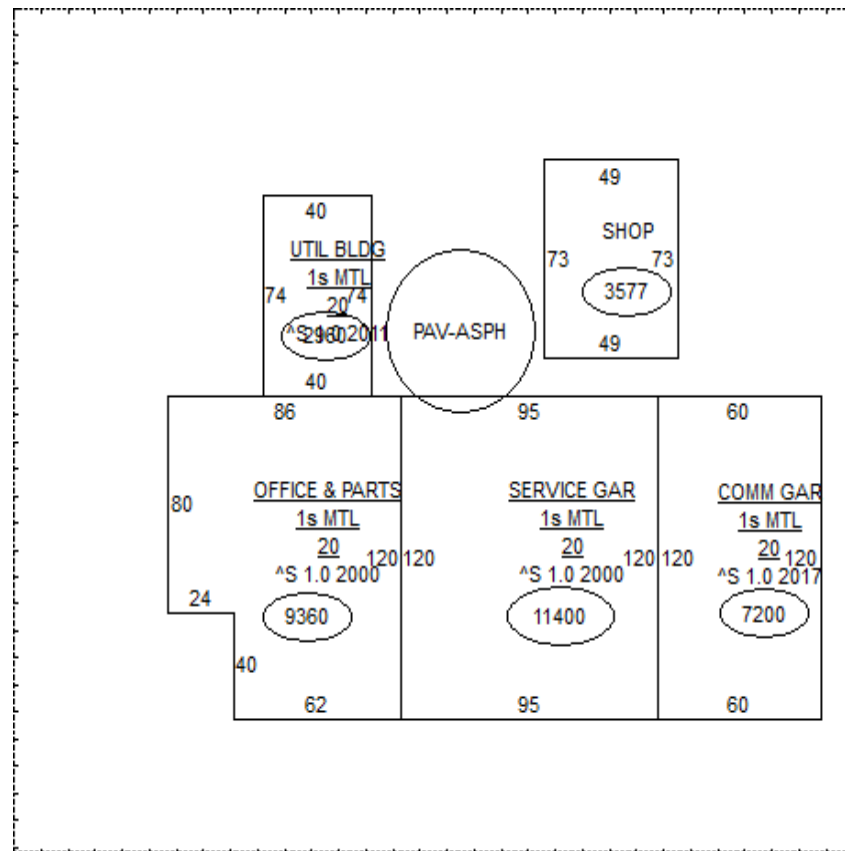
Neighborhood 4150
Map:
Block:
Card:
Bk: Pg:

COMMENT
 TY2023:Net Gen=\$47,101.34, Other Assessment=\$19.68
 MAMMA SOW PROPERTIES, LLC,
 ONE ECONOMIC UNIT WITH PCLS 1500280040140, 1700280040210, &
 1500280040130
 2019 REVAL CHG LAND AND VALUE ASPH PAV
 00 Platted as pt/of lot 12, Dublin Jerome Commerce Park, which is in two school
 districts. Lot 12 combined totals 3.372 acres.
 The add'l p/n is 15-0028004.013

Sales Data						Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister: BP	04/29/20
07/06/2023	4,900,000	5:GWD : 911:3.0580	499	<input type="checkbox"/>	Pricer: BP	07/23/18
10/26/2001	0	4:EX : 9653:3.0580	454	<input type="checkbox"/>	Reviewer:	
08/27/2001	0	4:EX : 9506	454	<input type="checkbox"/>	Final:	
08/08/2000	108,750	2:GWD : 8023	454	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2023 (84.51)	2022 (83.18)	2021 (88.63)	2020 (85.22)
REASON FOR CHANGE	MISC	RAPP	MISC	NC
ESTIMATED	378,750	378,750	164,130	164,130
MARKET VALUE	1,213,740	1,213,740	1,213,740	1,213,740
	TOTAL	1,592,490	1,377,870	1,377,870
ASSESSED	132,560	132,560	57,450	57,450
VALUE	424,810	424,810	424,810	424,810
	TOTAL	557,370	482,260	482,260
NET GENERAL	47,101.34	46,363.54	42,740.74	41,097.68

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:2	150,000				300,000	0	
2:Secondary	A:1.05	75,000				78,750	0	
Totals:	Total Acres 3.0500					378,750	0	378,750



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	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT	20	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<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"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					LIGHTING					A												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					FLUORESCENT					<input type="checkbox"/>	METAL HALIDE					
				2 FIXTURE BATH						STANDARD					<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD				
				3 FIXTURE BATH											<input type="checkbox"/>	MERCURY VAP					<input type="checkbox"/>					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.001:Paving: Asphalt				1	56,950		2000		A	A	1.47	83,720	50	0	0	41,860
B 370.020:Machine Shop: enameled ste			73 X 49	1	3,577		2018		A	G	28.00	100,160	3	0	0	97,160
C 900.011:Office > 10% of certain f				1	279		2018		G	A	11.00	3,070	3	0	0	2,980

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 447.000:OFFICE & PARTS		20		1	9,360		2000		G	G	51.00	477,360	7	0	0	443,950
1 455.000:COMM GAR		20	120 X 95	1	11,400		2000		G	G	31.00	353,400	7	0	0	328,660
2 499.077:UTIL BLDG		20	74 X 40	1	2,960		2011		G	G	28.00	82,880	3	0	0	80,390

AMENITY TOTAL 0

TOTAL IMPR 1,213,740

COMMENTS

ADD OFF/SALES/GAR/LOAD DOCK,AND PAVING NC01 REM ALL FUNC NC02



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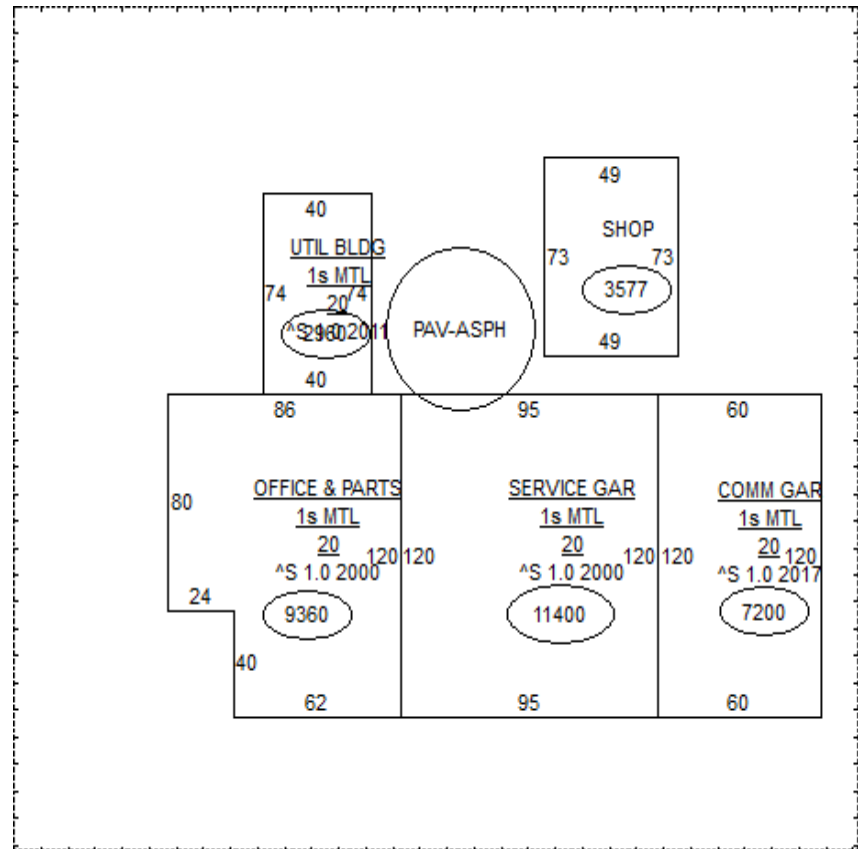
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Acres:3.0580

Neighborhood 4150
Map:
Block:
Card:
Bk: Pg:

COMMENT
 13R CHG DTE CODE, CHG PRICING CODE AND ADD UTIL BLDG
 2018 ADD SERVICE ADDITION. TALKED TO TODD. DB
 2019 Add YI shop W/Office 50% complete 1/1/19-JC
 2020 Office 100% complete. DLP



Sales Data				Date			
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister: BP	BP	04/29/20
08/08/2000	108,750	2:GWD : 8023	454	<input type="checkbox"/>	Pricer: BP	BP	07/23/18
				<input type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2019 (93.93)	2019 (93.93)	2018 (94.60)	2017 (89.32)
REASON FOR CHANGE	RAPP	NC	NC	MISC
ESTIMATED	164,130	252,500	305,000	305,000
MARKET VALUE	1,191,320	1,207,970	1,017,300	808,500
	TOTAL	1,355,450	1,322,300	1,113,500
ASSESSED	57,450	88,380	106,750	106,750
VALUE	416,960	422,790	356,060	282,980
	TOTAL	474,410	462,810	389,730
NET GENERAL	44,561.00		43,780.44	34,808.94

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
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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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 3.0500						378,750	0
							378,750	



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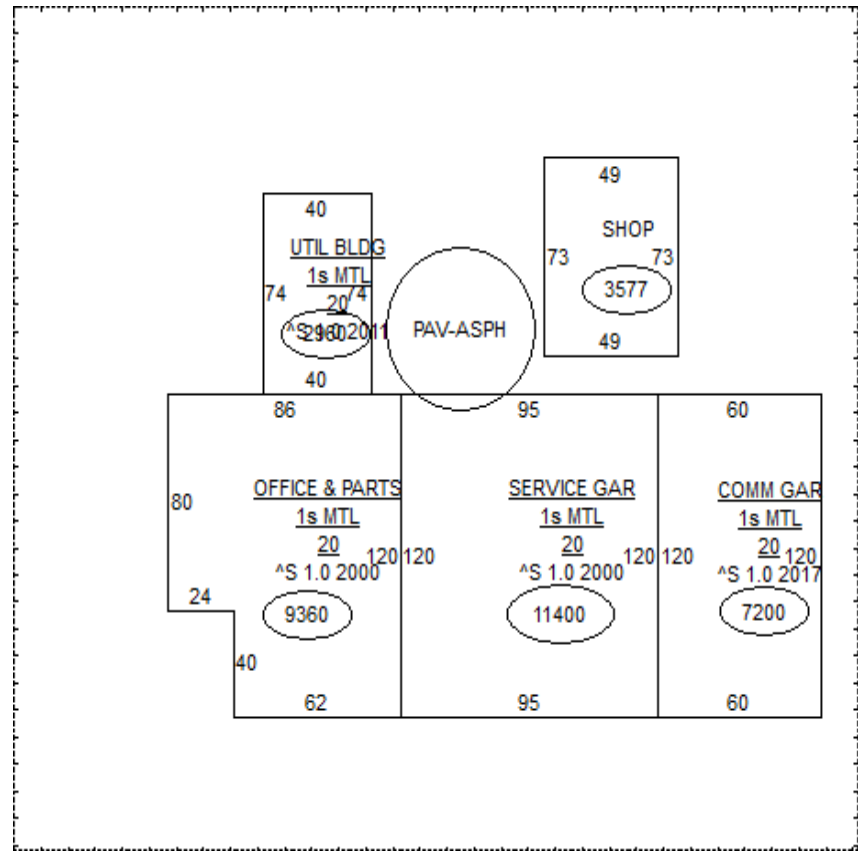
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 COMMENT

Acres:3.0580

Neighborhood 4150
Map: Block: Card:
Bk: Pg:



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07/06/2023	4,900,000	5:GWD : 911:3.0580	499	<input type="checkbox"/>	Pricer: BP	07/23/18
10/26/2001	0	4:EX : 9653:3.0580	454	<input type="checkbox"/>	Reviewer:	
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08/08/2000	108,750	2:GWD : 8023	454	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2016 (92.97)	2015 (92.59)	2014 (92.62)	2013 (92.36)
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP
ESTIMATED	305,000	305,000	305,000	305,000
MARKET VALUE	808,500	824,110	824,110	824,110
	TOTAL	1,113,500	1,129,110	1,129,110
ASSESSED	106,750	106,750	106,750	106,750
VALUE	282,980	288,440	288,440	288,440
	TOTAL	389,730	395,190	395,190
NET GENERAL	36,233.78	36,588.86	36,602.54	36,500.86

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	

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C. EX FRONT	G. WOOD LT	
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 3.0500						378,750	0



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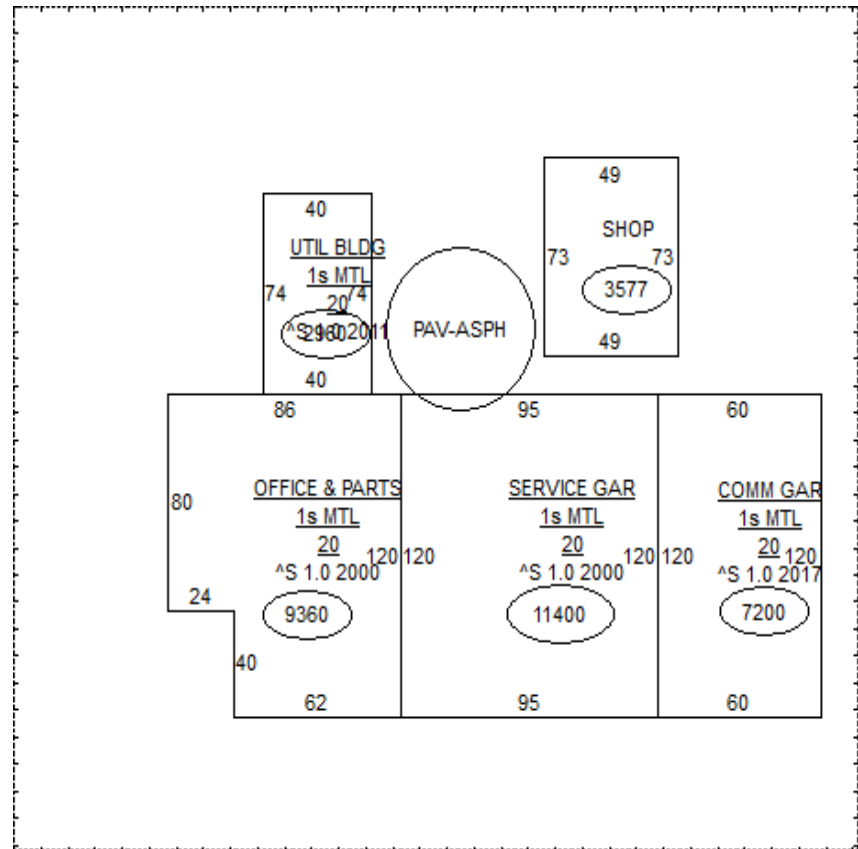
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08/08/2000	108,750	2:GWD : 8023	454	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR (EFF RATE)	* 2012 (88.26)		
REASON FOR CHANGE	TAX RATE		
ESTIMATED <u>LAND</u>	305,000		
MARKET VALUE <u>IMPR</u>	993,600		
	<u>TOTAL</u>	1,298,600	
ASSESSED <u>LAND</u>	106,750		
VALUE <u>IMPR</u>	347,760		
	<u>TOTAL</u>	454,510	
NET GENERAL			

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
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