



41-129154.0040

NAPOLEON TWP
N CORP/N CSD
05-12226.004

LEGAL INFORMATION

LOT 2 FABER ADDITION

S L MEYER PROPERTIES
S.L. MEYER PROPERTIES, LLC
924 WEST HIGH STREET
BRYAN, OH 43506

Neighborhood
4413
Township:05
Range: 006
Section: 12
Bk:198 Pg:802

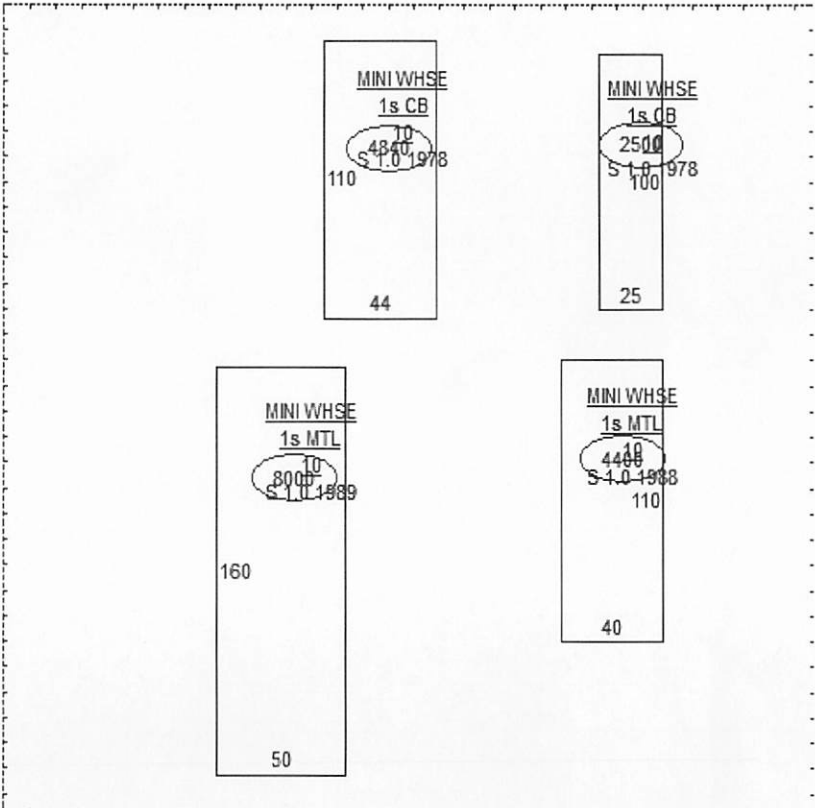
COMMENT
LEITNER'S U LOCK BOR 092810/89 ADD MINI WAREHOUSE 5/10 BOR CHNG
CHNG DEPR - 4/11 CNG VALUE - - *
05 reval - repriced bldgs & lot (see card)
REVAL 23 CORRECTED PARCEL INFORMATION
TAX INCENTIVE: American Road TIF

Sales Data							Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	JB	02/22/23
10/22/2004	600,000	N/C : 580		☒	Pricer:		
				☐	Reviewer:		
				☐	Final:		
				☐	Call Back:		
				☐	Visit:		

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2024 (68.48)	2023 (63.63)	2022 (74.07)	2021 (74.10)...
REASON FOR CHANGE	MISC	RAPP	MISC	MISC
ESTIMATED LAND	76,010	76,010	65,150	65,150
MARKET VALUE IMPR	517,220	517,220	396,190	396,190
TOTAL	593,230	593,230	461,340	461,340
ASSESSED LAND	26,600	26,600	22,800	22,800
VALUE IMPR	181,030	181,030	138,670	138,670
TOTAL	207,630	207,630	161,470	161,470
NET GENERAL	14,218.38	13,210.90	11,959.66	11,965.36

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F178 D362		ST350 DP122 ADJ427				76,010	0
Totals:							76,010	0

		76,010
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
☐ PAVED	☒ LEVEL	☒ WATER	☐ AG-RES
☐ GRAVEL	☐ HIGH	☒ SEWER	☐ COMMERCIAL
☐ DIRT	☐ LOW	☒ GAS	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☒ ELECTRIC	
☐ CURBS	☐ STANDARD	☐ STANDARD	

INFLUENCE FACTORS		
A. CORNER	E. EX FRONT	J. OTHER
B. QUANTITY	F. SZ/SHAPE	
C. TOPGRHY	G. LOCATION	
D. VACANCY	H. RESTRICT	

Liz Fruchey, Henry