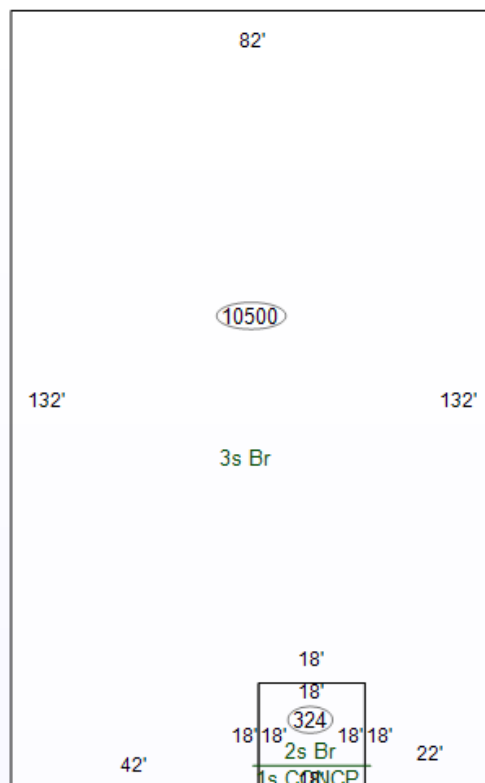


Grant County, IN
309 W 2ND ST
39 DEGREES NORTH (855) GIS-3939



Parcel Information

Owner Name	Williams And Hill Holdings Llc
Owner Address	254 N Merrill St Fortville, In 46040-1226
Parcel Number	27-07-06-402-005.000-002
Alt Parcel Number	0706-402-005.000-16
Property Address	309 W 2ND St, Marion, In 46952
Property Class Code	429
Property Class	Other Retail Structures
Neighborhood	16 Marion Corp Downtown, 02209
Legal Description	16-02-449 & 450 86 1/2' LOT 11 & AL VAC 11/22/95 JB LYTLE ADD

Taxing District

Township	Center Township
Corporation	Marion Community
Taxing District Name	Marion City-center Township
Taxing District Number	002

Land Description

Land Type	Acreage	Dimensions
Fci	0.00	103x132

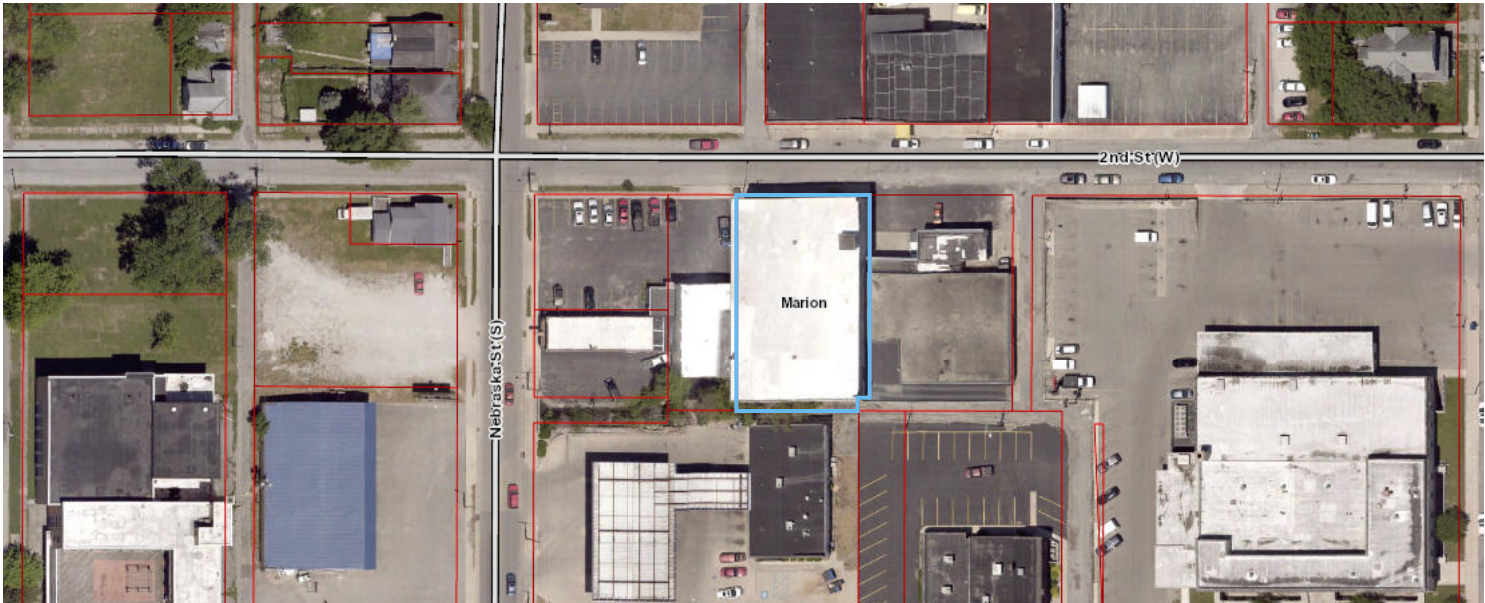
Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1999-08-19	Balsbaugh, Michael & Marcia			Wd	
2021-09-22	Jmax Properties Llc		2021-008308	Wr	\$109,000.00
2024-01-30	Fdm Builds Llc		2024-000660	Lc	\$320,000.00
2024-07-16	Williams And Hill Holdings Llc		2024-004663	Lc	\$322,000.00

Valuation Record				
Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2025-03-31	Annual Adjustment	\$41,200.00	\$105,200.00	\$146,400.00
2024-04-09	Annual Adjustment	\$41,200.00	\$100,300.00	\$141,500.00
2023-04-06	Annual Adjustment	\$41,200.00	\$101,400.00	\$142,600.00
2022-03-29	General Revaluation	\$41,200.00	\$101,400.00	\$142,600.00
2021-04-09	Annual Adjustment	\$41,200.00	\$110,400.00	\$151,600.00
2020-04-06	Annual Adjustment	\$41,200.00	\$110,400.00	\$151,600.00
2019-04-09	Annual Adjustment	\$41,200.00	\$110,400.00	\$151,600.00
2018-04-09	General Revaluation	\$41,200.00	\$110,400.00	\$151,600.00
2017-04-04	Annual Adjustment	\$41,200.00	\$106,400.00	\$147,600.00
2016-05-09	Annual Adjustment	\$41,200.00	\$106,400.00	\$147,600.00
2015-06-01	Annual Adjustment	\$41,200.00	\$104,000.00	\$145,200.00
2014-07-11	Miscellaneous	\$39,100.00	\$106,300.00	\$145,400.00
2014-06-02	Annual Adjustment	\$39,100.00	\$121,700.00	\$160,800.00
2013-05-05	Annual Adjustment	\$39,100.00	\$105,600.00	\$144,700.00
2012-07-08	General Revaluation	\$39,100.00	\$105,000.00	\$144,100.00
2011-07-08	Annual Adjustment	\$39,100.00	\$15,000.00	\$54,100.00
2010-05-11	Annual Adjustment	\$39,100.00	\$17,200.00	\$56,300.00
2009-06-28	Annual Adjustment	\$39,100.00	\$17,200.00	\$56,300.00
2008-12-03	Annual Adjustment	\$39,100.00	\$17,200.00	\$56,300.00
2007-09-18	Annual Adjustment	\$45,300.00	\$17,700.00	\$63,000.00
2007-02-22	Ptaboa Determination (Form 115)	\$45,300.00	\$17,100.00	\$62,400.00
2006-08-05	Annual Adjustment	\$45,300.00	\$17,100.00	\$62,400.00
2005-06-28	Error Correction (Form 133)	\$41,200.00	\$14,800.00	\$56,000.00
2003-07-30	General Revaluation	\$41,200.00	\$174,700.00	\$215,900.00
1998-12-03	Miscellaneous	\$6,300.00	\$6,200.00	\$12,500.00
1998-12-03	Miscellaneous	\$19,000.00	\$18,600.00	\$37,600.00
1997-10-20	General Revaluation	\$6,500.00	\$14,000.00	\$20,500.00

Sales				
Sale Date	Sale Price	Buyer Name	Seller Name	
2021-09-03	\$109,000.00	Jmax Properties Llc	Balsbaugh, Michael	
2024-01-24	\$320,000.00	Fdm Builds Llc	Jmax Properties Llc	
2024-07-11	\$322,000.00	William And Hill Holdings Llc	Fdm Builds Llc	

Public Utilities					
Water	N				
Sewer	N				
Gas	N				
Electricity	N				
All	Y				
Exterior Features					
Exterior Feature		Size/Area			
Patio, Concrete		324			
Special Features					
Description		Size/Area			
Summary of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/i Building 1	D+1	F	1900	1925	32,148
C/I Building 1					
Wall Types					
Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
Floor Uses					
Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat
Plumbing					
Comm Fixtures					
Comm ExtraFixtures					
WaterCoolerRefrig					



Overlay Report

Overlay by Landuse and Soil

PIN 18	27-07-06-402-005.000-002			
Total Acreage	0.277			
Total Adj. Acreage	0.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Lc	5	Non-tillable Land	0.269	0.000
Ufb	5	Non-tillable Land	0.009	0.000

Overlay by Landuse

PIN 18	27-07-06-402-005.000-002			
Total Acreage	0.277			
Total Adj. Acreage	0.000			
Land Use Code	Land Type	GIS Acreage	Adj. Acreage	
5	Non-tillable Land	0.277	0.000	
Unk		0.000	0.000	