BEG AT A PT 90 FT S OF NW COR, S
THE RIVER, NE ALONG RIVER TO A P
LINE OF NW1/4, W TO POB.

**KOKOMOOR FRANKLIN W/FOLSOM KAREN KOKOMOOR**
510 WOODBURY DR
AKRON, OH 44333

**2027**

**05-8S-17-10095-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 5817.00 | 1.00/ | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 5,755 |
| TOTAL MARKET VALUE | 5,755 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 5,755 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,755 |
| TOTAL JUST VALUE | 5,755 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 5,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1315/2539 | 5/13/2016 | PR | U | V | 11 | 100 |
| GRANTOR: FRANKLIN W KOKOMOOR P | | | | | | |
| GRANTEE: FRANKLIN W KOKOMOOR | | | | | | |
| 1295/2112 | 4/27/2015 | PR | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT (MARVI | | | | | | |
| GRANTEE: KOKOMOOR, FOLSOM & | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 2.18 | AC | | 1.00 | 1.00 | 0.80 | 3,300.00 | 2,640.00 | 5,755 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/04/2018 BY DF Total Acres: 2.18 Total Land Value: 5,755 Market: 0 Agricultural: 0 Common: 5,755 PRINTED 11/17/2026 BY SYS