

COMM NE COR SEC, RUN S 1848.68 F
R/W LINE CR-25A FOR POB, RUN SE
1057.92 FT TO S LINE OF NW1/4 OF

HILL & SMITH INC
987 BUCKEYE PARK RD
COLUMBUS, OH 43207

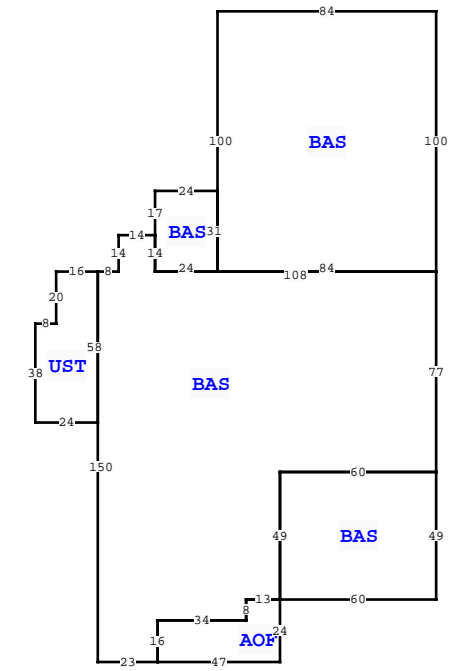
2026

13-3S-16-02097-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	24	CORG METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		10 100	
Frame	03	MASONRY 100	
Story Height		20 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	856	150	
BAS	744	100	
BAS	2,940	100	
BAS	8,400	100	
BAS	14,460	100	
UST	1,232	50	
TOTALS	28,632		
		28,444	479,282

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF LGHT	0% - 0		33.70	958,563	1974	1974	0	0	50.00	50.00
Heated Area: 27400 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		479,282	
TOTAL MARKET OB/XF VALUE		31,870	
TOTAL LAND VALUE - MARKET		157,250	
TOTAL MARKET VALUE		668,402	
SOH/AGL Deduction		0	
ASSESSED VALUE		668,402	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		668,402	
TOTAL JUST VALUE		668,402	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		642,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055472	Right-of-Way Acce		04/14/2026
000054729	Additions	124,613	01/20/2026
000054069	Roof Replacement	10,725	09/16/2025
000050195	Electrical Servic	25,000	06/24/2024
000046223	Roof Replacement	61,123	01/10/2023
13459	M H	125	12/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1352	5/02/2018	WD	U	I	30	1,050,000
GRANTOR: WORK AREA PROTECTION						
GRANTEE: HILL & SMITH INC						
1318/1107	6/29/2016	WD	U	I	30	1,050,000
GRANTOR: PROTECTION SERVICES I						
GRANTEE: WORK AREA PROTECTIO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100
2	0030	BARN, MT	0	0	28	30	840.00	UT	11.00	11.00	100
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
5	0251	LEAN TO W/	0	0	12	30	360.00	UT	3.50	3.50	100
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
8	0251	LEAN TO W/	0	0	12	30	360.00	UT	3.50	3.50	100

TOTAL OB/XF												31,870												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4100	C	LIGHT MFG	0		I	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							
2	4100	C	LIGHT MFG	0		I	0.00	0.00	4.30	AC		1.00	1.00	1.00	50.00	50.00	215							
3	0000	C	VAC RES	0		I	0.00	0.00	6.53	AC		1.00	1.00	1.00	9,500.00	9,500.00	62,035							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W108 N14 BAS= N17 E24 S31 W24 N14\$ W14 S14 W8 UST= W16 S20 W8 S38 E24 N58 \$ S150 E23 AOF= E47 N24 W13 S8 W34 S16\$ N16 E34 N8 E13 BAS= E60 N49 W60 S49\$ N49 E60 N77\$ BAS= N100 W84 S100 E84\$.											

LAND DESCRIPTION												TOTAL OB/XF				31,870								
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1	4100	C	LIGHT MFG	0		I	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							
2	4100	C	LIGHT MFG	0		I	0.00	0.00	4.30	AC		1.00	1.00	1.00	50.00	50.00	215							
3	0000	C	VAC RES	0		I	0.00	0.00	6.53	AC		1.00	1.00	1.00	9,500.00	9,500.00	62,035							