

Property Address: 6312 SR 598

DTE Code: 455



\*01-0000323.000\*

Auburn Township  
 Buckeye Central SD  
 018-0-012

**LEGAL INFORMATION**

PTSE1/4

Acres:4.7170 M:3.6870

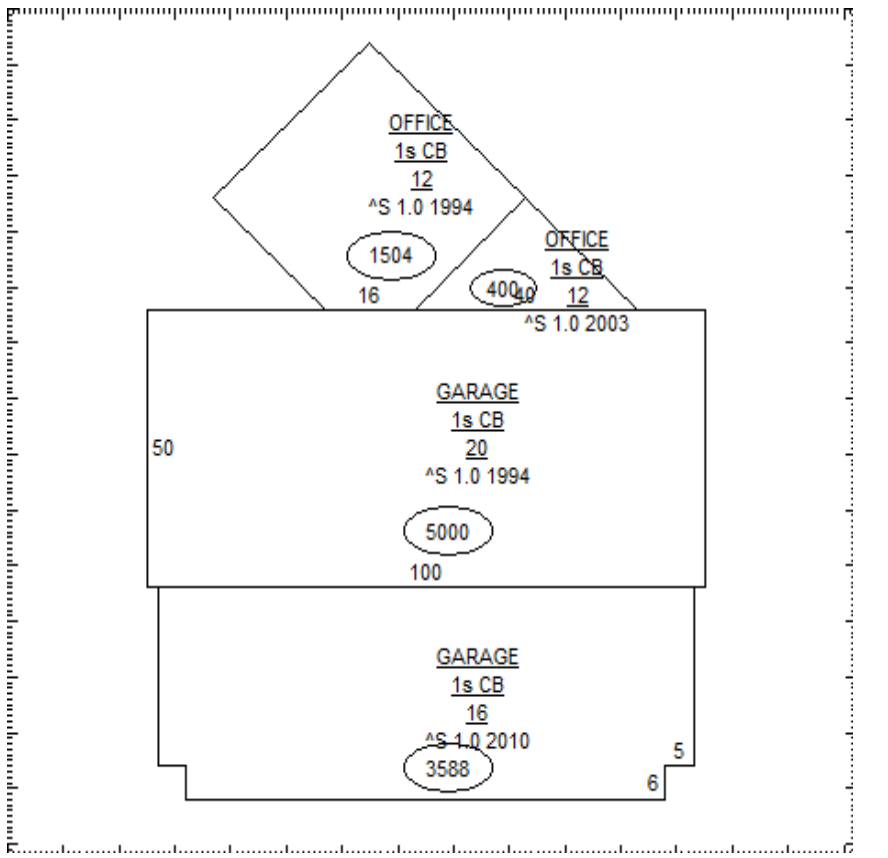
NEIGH-GROUP 0101	
Map:	
Block:	
Card:	
Bk:	Pg:

**TZN HOLDINGS LTD**  
 TZN HOLDINGS LTD  
 3000 OLD AIRPORT RD  
 WOOSTER OH 44691-9520

COMMENT

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DR	01/10/12
03/31/2023	850,000		2WA	499	Pricer:	DR	01/10/12
				<input checked="" type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	2024	2024	2024	2024...
REASON FOR CHANGE	RAPP	RAPP	RAPP	RAPP
ESTIMATED	48,300	37,510	37,510	34,360
MARKET VALUE	IMPR	387,630	328,340	335,760
	TOTAL	435,930	365,850	373,270
ASSESSED	LAND	16,910	13,130	13,130
VALUE	IMPR	135,670	114,920	117,520
	TOTAL	152,580	128,050	130,650
				129,550



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 checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. Flood
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
1:Primary	A:3.687		13,100				48,300	0
Totals:	Total Acres 3.6870						48,300	0

