

**Customer Full****Land/Farm-Residential Land**

Status: Active  
List Number: 222000444

List Price: \$85,000  
Original List Price: 85,000  
VT:

Parcel #: 040-016195  
Addl Parcel Numbers:  
Previous Use:  
Tax District: 040

Traffic Count PerDay:  
Zoning: Residential

Acreage: 0.2  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front): 47

Lot Size (Side): 135  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:

Res Dwelling/Other Structure: No  
# of Dwellings:  
Year Built:  
Building Sq Ft:

Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession:

**General Information**

Address: 3603 Cassidy Drive Lot 71  
Between Street: Columbus & Beulah Pk Dr  
Subdiv/Cmplx/Comm: BEULAH PARK  
Dist To Intersxn:

Unit/Suite #: Lot 71  
City: Grove City  
County: Franklin  
Multiple Parcels:

Zip Code: 43123  
Corp Limit: Grove City  
Township: Jackson  
School District: SOUTH WESTERN CSD 2511 FRA CO.

**Financials**

Gross Income: 0  
Tax Abatement: Yes  
Taxes (Yrly): 1,577  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date: 01/06/2037  
Tax Year: 2020  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

**Features**

Sewer:  
Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided

**Property Description**

Located in the heart of the dynamic Beulah Park Living new lifestyle community. Half block from the 32 acre Park at Beulah 3 Blocks from GC Town Center 15 minutes to Downtown Columbus! WALKABILITY, CONNECTIVITY, LIVABILITY 15 year imp tax abatement - NCA assessment allows amenities & beautification for this community!

**Sold Info**

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

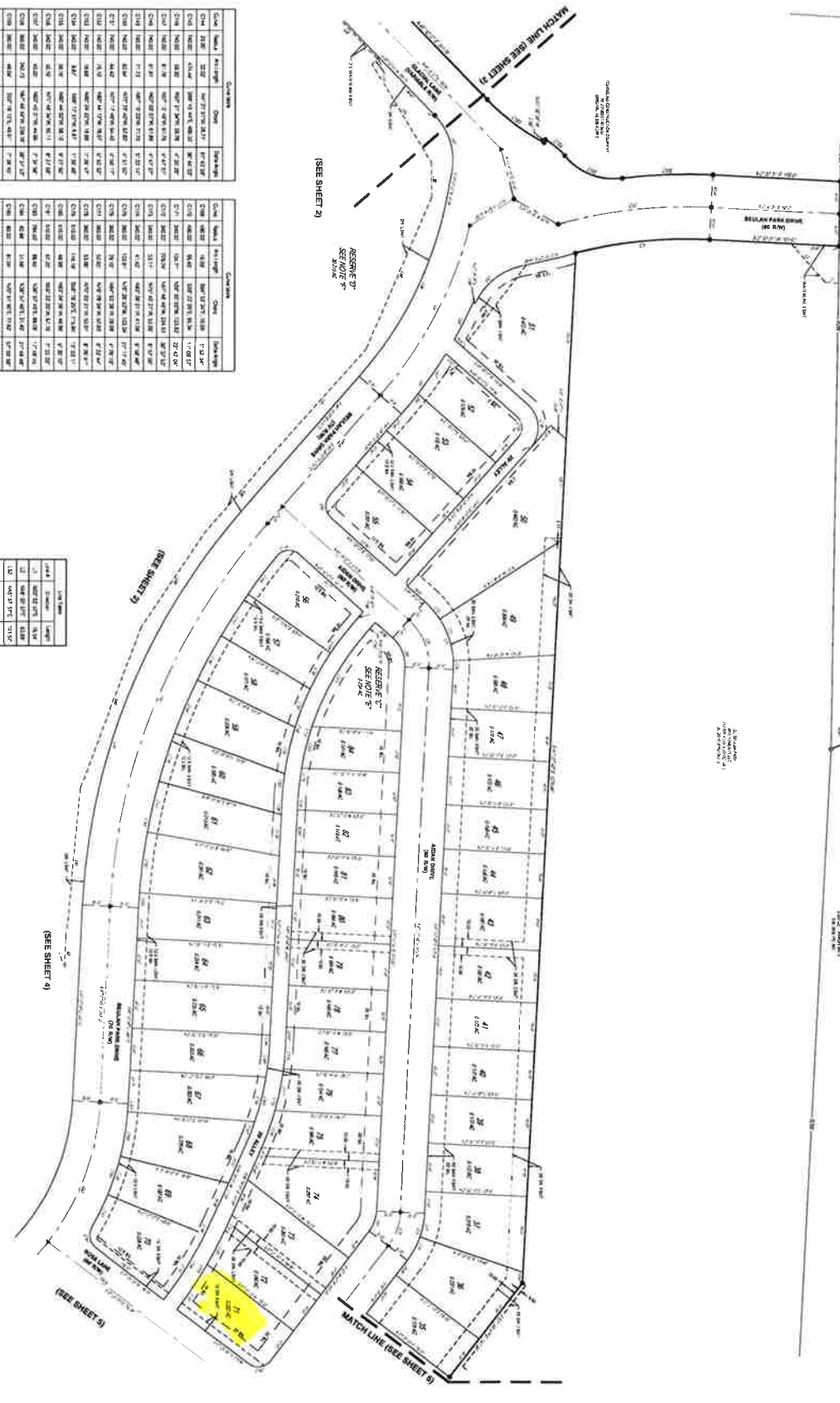
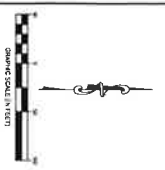
Sold Non-MLS: No

January 06, 2022

Prepared by: Patrick J Kelley

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Patrick Kelley on Thursday, January 06, 2022 1:59 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**BEULAH PARK**  
**SECTION 1**  
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
 VIRGINIA MILITARY SURVEY 1388



Lot	Area	Acres	Owner
1	0.0000	0.0000	
2	0.0000	0.0000	
3	0.0000	0.0000	
4	0.0000	0.0000	
5	0.0000	0.0000	
6	0.0000	0.0000	
7	0.0000	0.0000	
8	0.0000	0.0000	
9	0.0000	0.0000	
10	0.0000	0.0000	
11	0.0000	0.0000	
12	0.0000	0.0000	
13	0.0000	0.0000	
14	0.0000	0.0000	
15	0.0000	0.0000	
16	0.0000	0.0000	
17	0.0000	0.0000	
18	0.0000	0.0000	
19	0.0000	0.0000	
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31	0.0000	0.0000	
32	0.0000	0.0000	
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37	0.0000	0.0000	
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39	0.0000	0.0000	
40	0.0000	0.0000	
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96	0.0000	0.0000	
97	0.0000	0.0000	
98	0.0000	0.0000	
99	0.0000	0.0000	
100	0.0000	0.0000	

Lot	Area	Acres	Owner
101	0.0000	0.0000	
102	0.0000	0.0000	
103	0.0000	0.0000	
104	0.0000	0.0000	
105	0.0000	0.0000	
106	0.0000	0.0000	
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145	0.0000	0.0000	
146	0.0000	0.0000	
147	0.0000	0.0000	
148	0.0000	0.0000	
149	0.0000	0.0000	
150	0.0000	0.0000	

Lot	Area	Acres	Owner
151	0.0000	0.0000	
152	0.0000	0.0000	
153	0.0000	0.0000	
154	0.0000	0.0000	
155	0.0000	0.0000	
156	0.0000	0.0000	
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163	0.0000	0.0000	
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165	0.0000	0.0000	
166	0.0000	0.0000	
167	0.0000	0.0000	
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169	0.0000	0.0000	
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176	0.0000	0.0000	
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185	0.0000	0.0000	
186	0.0000	0.0000	
187	0.0000	0.0000	
188	0.0000	0.0000	
189	0.0000	0.0000	
190	0.0000	0.0000	

Lot	Area	Acres	Owner
191	0.0000	0.0000	
192	0.0000	0.0000	
193	0.0000	0.0000	
194	0.0000	0.0000	
195	0.0000	0.0000	
196	0.0000	0.0000	
197	0.0000	0.0000	
198	0.0000	0.0000	
199	0.0000	0.0000	
200	0.0000	0.0000	

1. LOT AREA CALCULATED FROM THE FOLLOWING DATA:  
 2. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF GROVE CITY.  
 3. THE CITY OF GROVE CITY HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY LOT.  
 4. THE CITY OF GROVE CITY HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY LOT.  
 5. THE CITY OF GROVE CITY HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY LOT.

**PLAT**

**BEULAH PARK SECTION 1**

DATE: 11/11/2024

SCALE: AS SHOWN

PROJECT: BEULAH PARK SECTION 1

PREPARED BY: CESO

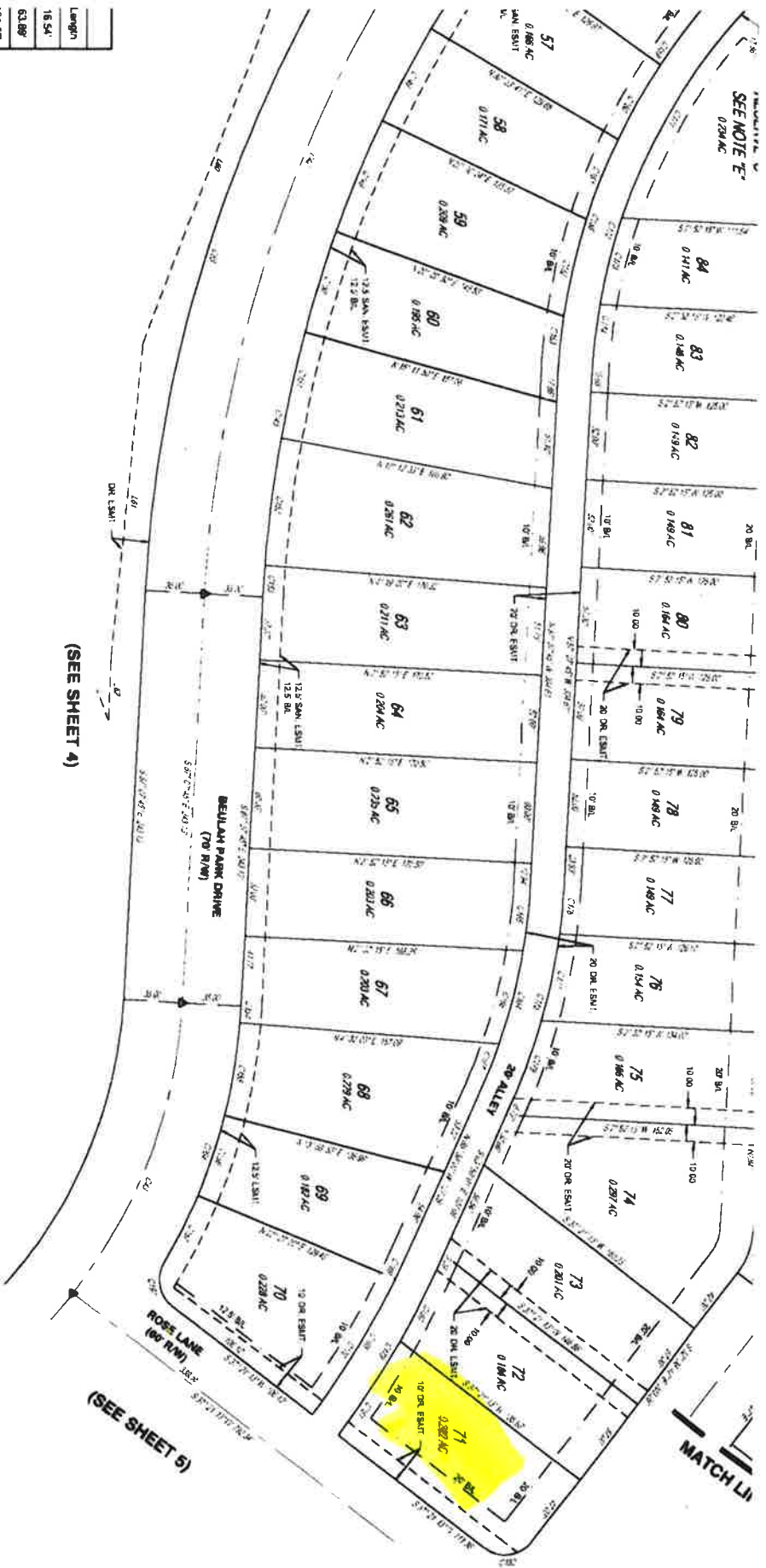
DATE: 11/11/2024

SCALE: AS SHOWN

PROJECT: BEULAH PARK SECTION 1

PREPARED BY: CESO

3 of 8



- CESO IRON PILE LEGEND**
- IRON PIPE FOUND
  - IRON PILE TO BE SET (50" DIA. REPAIR W/ CESO CAP)
  - ▲ MAGNAIL SET
  - PERMANENT WANCHER SET (7" DIA. REPAIR W/ ALUMINUM CESO CAP)
  - FRANKLIN COUNTY MONUMENT

Length
16.54'
63.88'
101.57'
11.88'
142.03'
42.31'
205.06'
171.07'
132.08'
141.03'
212.71'
187.28'
36.87'
20.42'
128.12'

<b>PLAT</b>	
<b>BEULAH PARK SECTION 1</b>	
CITY OF KNOXVILLE SCALE: 1"=50' DESIGN: HAA DRAWN: ALE CHECKED: JAM	DATE: 10/11/2015 JOB NO.: 754807 SHEET NO.: 3 OF 8

W:\PROJECTS\BENTLEY\PROJECTS\BEULAH PARK SECTION 1\DWG\754807\PLAT.DWG (10/11/2015)