



31-010400.0100

MARION TWP
 MARION SD
 12-14-300-003

LEGAL INFORMATION

Created in 2020 From 31-010400.0000 due to Split

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4

Acres:1.8740

LOT#: 1
CAPITAL 5 INVESTMENTS LLC
 CAPITAL 5 INVESTMENTS LLC
 13280 SYCAMORE TRL
 ANNA, OH 45302

| | |
|------------------------|-----|
| Neighborhood INDSPK | |
| Map: | |
| Block: | |
| Card: | |
| Bk: | Pg: |

COMMENT
 Tax Incentive Exempt Parcel: 31-010400.010K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$300.02, Other Assessment=\$126.00
 TAX INCENTIVE: TIF 515 - SPRING

| Sales Data | | | | | | Date |
|------------|--------|------------|-------------|-------|-------------------------------------|------------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | |
| 07/24/2020 | 75,000 | | WDC : 491 | 400 | <input checked="" type="checkbox"/> | Pricer: |
| 03/18/2020 | 0 | | PLE : X : 0 | 400 | <input type="checkbox"/> | Reviewer: |
| | | | | | <input type="checkbox"/> | Final: |
| | | | | | <input type="checkbox"/> | Call Back: |
| | | | | | <input type="checkbox"/> | Visit: |

| VALUATION SUMMARY | | | | |
|-------------------|--------|--------|--------|--------|
| VALUE YEAR | 2023 | 2020 | 2020 | |
| REASON FOR CHANGE | RAPP | RAPP | MISC | |
| ESTIMATED | 64,650 | 17,710 | 17,710 | |
| MARKET VALUE | 0 | 0 | 0 | |
| | TOTAL | 64,650 | 17,710 | 17,710 |
| ASSESSED | 22,630 | 6,200 | 6,200 | |
| VALUE | 0 | 0 | 0 | |
| | TOTAL | 22,630 | 6,200 | 6,200 |

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

| INFLUENCE FACTORS | | |
|-------------------|-------------|----------------|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| 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:1.874 | 50,000 | | | | 64,650 | 0 | |
| Totals: | Total Acres 1.8740 | | | | | 64,650 | 0 | 64,650 |

