



\*31-010400.0200\*

MARION TWP  
 MARION SD  
 12-14-300-004

**LEGAL INFORMATION**

Created in 2020 From 31-010400.0000 due to Split

MARION TOWNSHIP INDUSTRIAL  
 PARK PHASE 4

Acres:1.5150

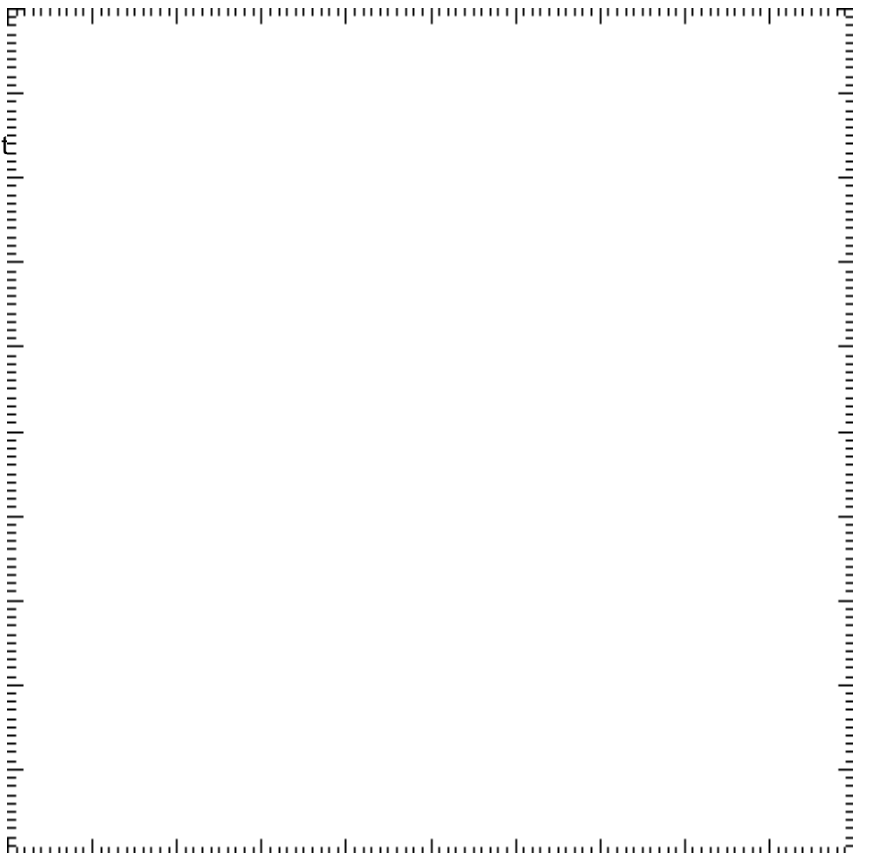
LOT#: 2  
**MHM REAL ESTATE LLC**  
 MHM REAL ESTATE LLC  
 316 S PARK DR  
 SAINT MARYS, OH 45885

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

COMMENT  
 Tax Incentive Exempt Parcel: 31-010400.020K (TY2022 L=0; B=0; T=0)  
 TY2022:Net Gen=\$285.02, Other Assessment=\$126.00  
 TAX INCENTIVE: TIF 515 - SPRING

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
07/24/2020	101,700	2:WDC : 490	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 MARKET VALUE	61,360	16,820	16,820	
	0	0	0	
	61,360	16,820	16,820	
ASSESSED VALUE	21,480	5,890	5,890	
	0	0	0	
	21,480	5,890	5,890	



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:1.515	50,000				61,360	0	
Totals:	Total Acres 1.5150					61,360	0	61,360

