



\*31-010400.020K\*

MARION TWP  
 MARION SD  
 12-14-300-004

**LEGAL INFORMATION**

Created in 2020 From 31-010400.0200 due to New

MARION TOWNSHIP INDUSTRIAL  
 PARK PHASE 4  
 LOT#: 2  
**MHM REAL ESTATE LLC**  
 MHM REAL ESTATE LLC  
 316 S PARK DR  
 SAINT MARYS, OH 45885

Acres:1.5150 M:0.0000

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

COMMENT  
 Tax Incentive Base Parcel: 31-010400.0200 (TY2022 L=16,820; B=0; T=16,820)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00

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 <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	0	0	0	
	<u>TOTAL</u>	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	0	0	0	
	<u>TOTAL</u>	0	0	

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
Totals:						0	0	0

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
<b>CLASS/QUALITY RANK</b>		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC		
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP		
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD		
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	INSULATED		STANDARD	STANDARD			

H.V.A.C.				FLOORS					PARTITIONS					INTERIOR FINISH				
				B	1	2	3	U	B	1	2	3	U	B	1	2	3	U
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE					MASONRY					UNFINISHED				
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD					WD STUD					FINISH OPEN				
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T					MTL STUD					FINISH DIV				
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET					<b>CEILINGS</b>	B	1	2	3	U	PANEL			
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL					PLASTER / DW				
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL					PLASTER/DW					BLOCK				
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT					SUSP/OPEN					GLAZED TILE				
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD					STANDARD					STANDARD				

PLUMBING				LIGHTING															
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES				FLUORESCENT				METAL HALIDE			
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	2 FIXTURE BATH				STANDARD				SODIUM VAP				STANDARD			
<b>YARD ITEMS</b>				3 FIXTURE BATH								MERCURY VAP							

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
AMENITY TOTAL															0	

TOTAL IMPR 0

**COMMENTS**