



31-010400.0300

MARION TWP
 MARION SD
 12-14-300-005

LEGAL INFORMATION

Created in 2020 From 31-010400.0000 due to Split

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4

Acres:1.3890

LOT#: 3
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: 31-010400.030K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$289.38, 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	62,510	17,080	17,080	
MARKET VALUE	0	0	0	
	TOTAL	62,510	17,080	17,080
ASSESSED	21,880	5,980	5,980	
VALUE	0	0	0	
	TOTAL	21,880	5,980	5,980

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:1.389	50,000				62,510	0	
Totals:	Total Acres 1.3890					62,510	0	62,510

