



31-010400.0700

MARION TWP
 MARION SD
 12-14-300-009

Created in 2020 From 31-010400.0000 due to Split

Acres:2.2610

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4

LOT#: 7

CJD REAL ESTATE LLC

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PO BOX 116

CHICKASAW, OH 45826

COMMENT

Tax Incentive Exempt Parcel: 31-010400.070K (TY2022 L=0; B=0; T=0)

TY2022:Net Gen=\$344.54, Other Assessment=\$126.00

TAX INCENTIVE: TIF 515 - SPRING

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

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
04/22/2021	214,434	2:WDC : 289	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	72,350	20,350	20,350
MARKET VALUE	0	0	0
	TOTAL	72,350	20,350
ASSESSED	25,320	7,120	7,120
VALUE	0	0	0
	TOTAL	25,320	7,120

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:2.261		50,000				72,350	0
Totals:	Total Acres 2.2610						72,350	0

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

		H.V.A.C.	FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	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					CEILINGS	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					
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					LIGHTING											
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES				FLUORESCENT							
				2 FIXTURE BATH					STANDARD				SODIUM VAP							
				3 FIXTURE BATH									METAL HALIDE							
													STANDARD							
													MERCURY VAP							

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

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