



31-010400.0800

MARION TWP
 MARION SD
 12-14-300-010

Created in 2020 From 31-010400.0000 due to Split

Acres:4.2370

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4

LOT#: 8

EVERMESCH PROPERTIES LLC

EVERMESCH PROPERTIES LLC

1795 MERCER AUGLAIZE COUNTY LINE RD

MINSTER, OH 45865

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

COMMENT

Tax Incentive Exempt Parcel: 31-010400.080K (TY2022 L=0; B=0; T=0)

TY2022:Net Gen=\$570.52, Other Assessment=\$126.00

NC24 REPAIR SHOP/WAREHOUSE

(POSSIBLY COMBINE LOTS 7 & 8)

TAX INCENTIVE: TIF 515 - SPRING

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
05/12/2023	157,000		WDC : 250	400	<input checked="" type="checkbox"/>	Pricer:
04/22/2021	214,434		2:WDC : 289	400	<input checked="" type="checkbox"/>	Reviewer:
03/18/2020	0		PLE : X : 0	400	<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	LAND	124,990	33,680	33,680
MARKET VALUE	IMPR	0	0	0
	TOTAL	124,990	33,680	33,680
ASSESSED	LAND	43,750	11,790	11,790
VALUE	IMPR	0	0	0
	TOTAL	43,750	11,790	11,790

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:4.237		50,000				124,990	0
Totals:	Total Acres 4.2370						124,990	0

