



31-010400.080K

MARION TWP
 MARION SD
 12-14-300-010

Created in 2020 From 31-010400.0800 due to New

LEGAL INFORMATION

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4

Acres:4.2370 M:0.0000

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 Base Parcel: 31-010400.0800 (TY2022 L=33,680; B=0; T=33,680)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 NC24 REPAIR SHOP/WAREHOUSE
 (POSSIBLY COMBINE LOTS 7 & 8)

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 <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

