



31-010400.1600

MARION TWP
 MARION SD
 12-14-300-018

LEGAL INFORMATION

Created in 2020 From 31-010400.0000 due to Split

MARION TOWNSHIP INDUSTRIAL
 PARK PHASE 4
 LOT#: 16
PDM REAL ESTATE LLC
 PDM REAL ESTATE LLC
 PO BOX 14
 MARIA STEIN, OH 45860

Acres:2.2270

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

COMMENT
 Tax Incentive Exempt Parcel: 31-010400.160K (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$339.22, Other Assessment=\$126.00
 TAX INCENTIVE: TIF 515 - SPRING

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
08/21/2023	89,500		WDC : 501	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	2020
REASON FOR CHANGE	RAPP	RAPP	MISC	MISC
ESTIMATED	71,260	20,040	20,040	0
MARKET VALUE	0	0	0	0
	TOTAL	71,260	20,040	20,040
ASSESSED	24,940	7,010	7,010	0
VALUE	0	0	0	0
	TOTAL	24,940	7,010	7,010

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:2.227		50,000				71,260	0
Totals:	Total Acres 2.2270						71,260	0

