



\*31-027400.0700\*

MARION TWP  
 MARION SD  
 12-23-100-008

**LEGAL INFORMATION**

MARION TWP INDUSTRIAL  
 PARK ALSO S PT LOT 3  
 LOT#: 5  
**EPE INVESTMENTS LLC**  
 EPE INVESTMENTS LLC  
 8016 INDUSTRIAL DR  
 MARIA STEIN, OH 45860

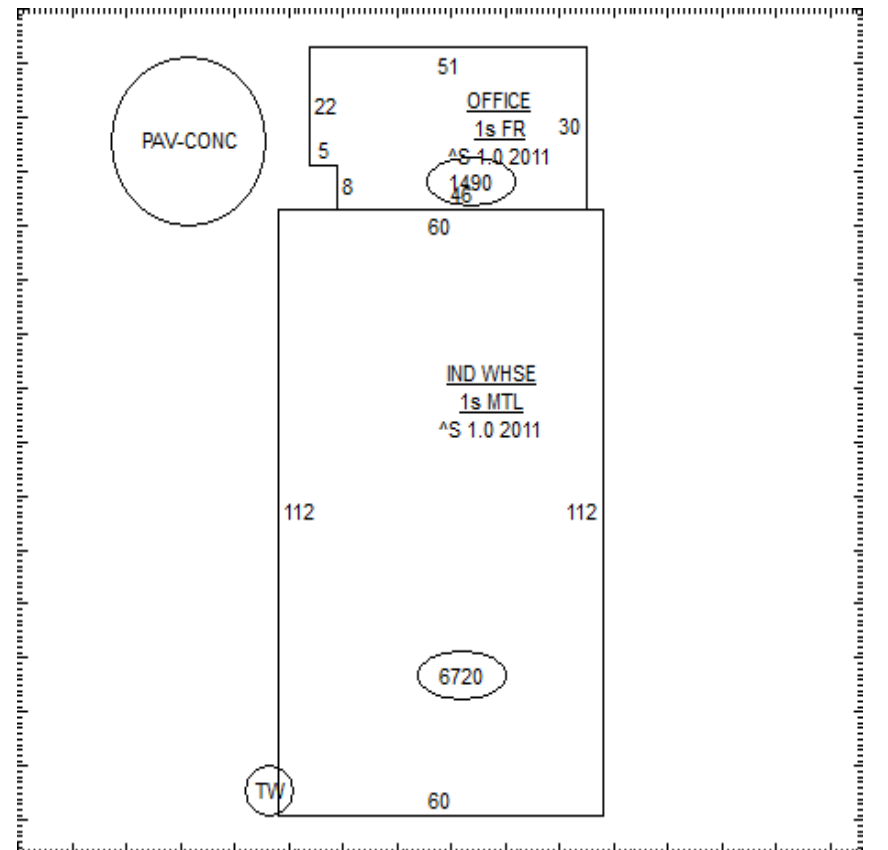
Acres:1.5600

Neighborhood INDSPK
Map: 8B
Block: Card: 19
Bk: Pg:

**COMMENT**  
 Tax Incentive Exempt Parcel: 31-027400.070K (TY2022 L=0; B=4,620; T=4,620)  
 TY2022:Net Gen=\$2,830.76, Other Assessment=\$204.40  
 2013 TY BASE VALUES:L:\$18,300 B:\$148,830 T:\$167,130  
 2020 DUPL VALUES:L:\$17,320 B:\$154,430 T:\$171,750  
 2023 DUPL VALUES: L:\$63180 B:\$211,510 T:\$274,690  
 DE14 CORR NBHD  
 DE13 RMV INC - NO FIELD VISIT NEEDED  
 DE12 ADD WRHS AND OFF @ 60% COMPL

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		09/04/13
06/30/2023	358,800		2:WDC : 374	350	■	Pricer:	
11/05/2010	19,000		WDC : A : 612	400	■	Reviewer:	
04/01/2005	15,000		WDC : A : 0	400	■	Final:	
08/13/1996	27,500		: A-M : 0	400	□	Call Back:	
					□	Visit:	

VALUATION SUMMARY				
VALUE YEAR		* 2023	* 2020	* 2017
REASON FOR CHANGE		RAPP	RAPP	MISC
ESTIMATED	LAND	18,300	18,300	18,300
MARKET VALUE	IMPR	148,830	148,830	148,830
	TOTAL	167,130	167,130	167,130
ASSESSED	LAND	6,410	6,410	6,410
VALUE	IMPR	52,090	52,090	52,090
	TOTAL	58,500	58,500	58,500



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 checked="" 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 checked="" 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:1.56		50,000				63,180	0
Totals:	Total Acres 1.5600						18,300	0

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

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"/>	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING	A	LIGHTING	A				
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>	EXTRA FIXTURES	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>
				2 FIXTURE BATH		STANDARD	<input type="checkbox"/>	SODIUM VAP	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
				3 FIXTURE BATH				MERCURY VAP	<input type="checkbox"/>		

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 901.002:Paving: Concrete				1	10,463		2011		A	N	.00	0	0	0	0	0
B 900.001:Truck Well (Per Well) Avg.			14 X 68	1	952		2011		A	N	.00	0	0	0	0	0

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 447.000:OFFICE				1	1,490		2011		A	A	54.00	80,460	10	0	0	72,410
1 350.000:WHSE STRG			112 X 60	1	6,720		2011		A	A	23.00	154,560	10	0	0	139,100

AMENITY TOTAL																	0	
																	TOTAL IMPR	*148,830

COMMENTS



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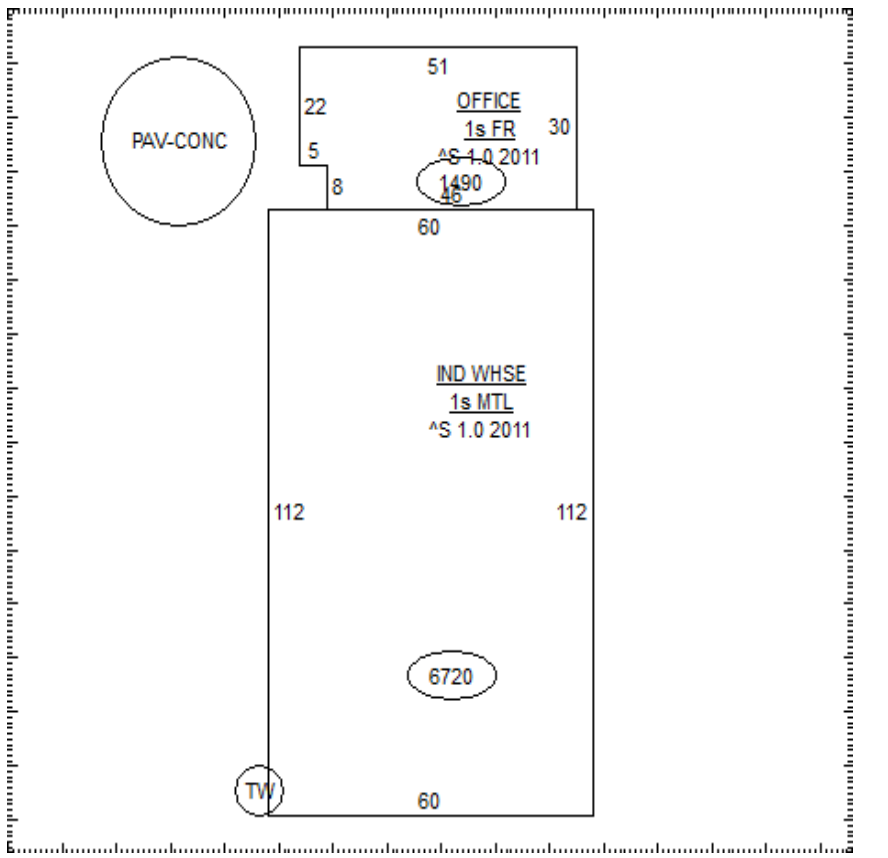
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COMMENT  
 TAX INCENTIVE: TIF 509

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				<input type="checkbox"/>	Reviewer:		
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