



31-027400.0701

MARION TWP
 MARION SD
 12-23-100-025

LEGAL INFORMATION

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

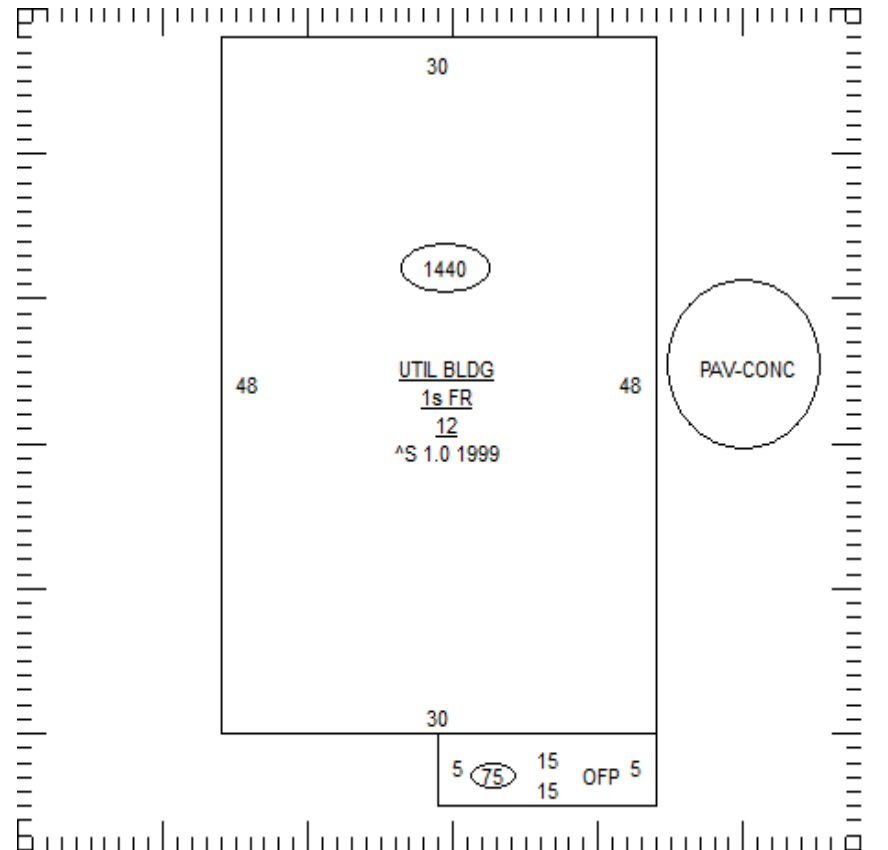
Acres:0.5620

Neighborhood INDSPK
Map: 8B
Block:
Card: 14
Bk: Pg:

COMMENT
 Tax Incentive Exempt Parcel: 31-027400.070B (TY2022 L=0; B=0; T=0)31-027400.070L (TY2022 L=0; B=0; T=0)
 TY2022:Net Gen=\$545.84, Other Assessment=\$126.00
 2013 TY BASE VALUE:L:\$13950, B:\$18890 T:\$32,840
 2020 DUPL VALUES:L:\$8,430 B:\$23,810,T:\$32,240
 2023 DUPL VALUES: L:\$28,100 B:\$24,080 T:\$52,180
 DE14 CORR NBHD
 DE17 CORR BLDG CODE / DSKTP REV

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		09/04/13
06/30/2023	358,800		2:WDC : 374	499	■	Pricer:	
12/15/2010	63,000		WDC : A : 702	499	■	Reviewer:	
12/28/2000	0		: X : 0	499	□	Final:	
					□	Call Back:	
					□	Visit:	

VALUATION SUMMARY				
VALUE YEAR	* 2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	MISC	
ESTIMATED	LAND 13,950	8,430	8,430	
MARKET VALUE	IMPR 18,890	23,810	24,360	
	TOTAL 32,840	32,240	32,790	
ASSESSED	LAND 4,880	2,950	2,950	
VALUE	IMPR 6,610	8,330	8,530	
	TOTAL 11,490	11,280	11,480	



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 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:0.562		50,000				28,100	0
Totals:	Total Acres .5620						13,950	0



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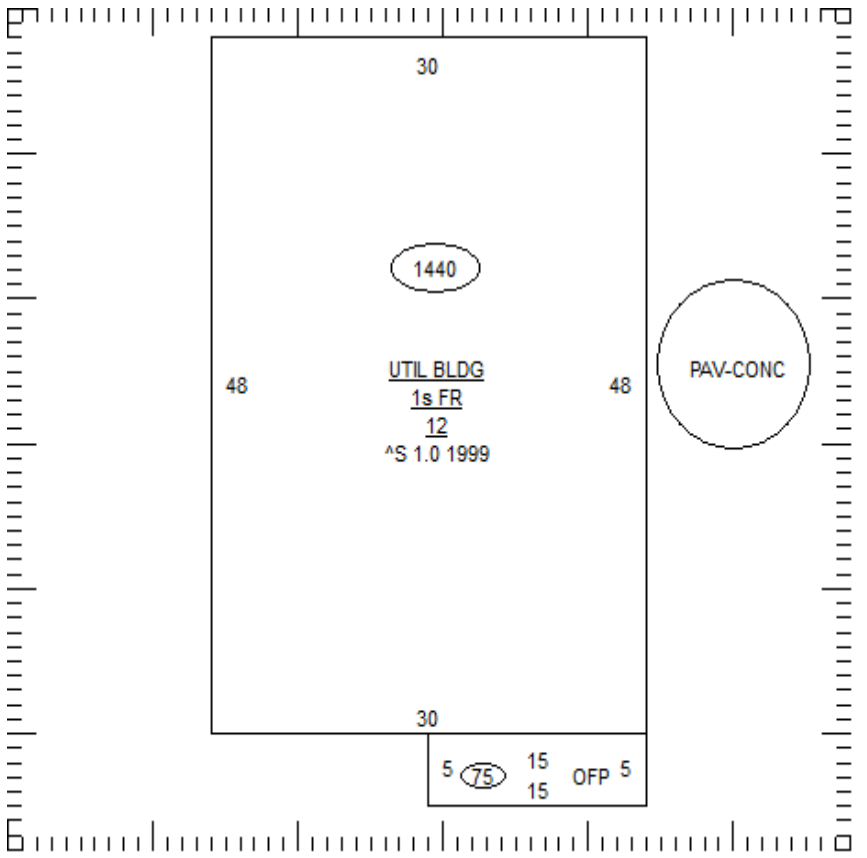
Acres:0.5620

Neighborhood INDSPK
Map: 8B
Block:
Card: 14
Bk: Pg:

COMMENT
 TAX INCENTIVE: TIF 509

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		09/04/13
06/30/2023	358,800		2:WDC : 374	499	■	Pricer:	
12/15/2010	63,000		WDC : A : 702	499	■	Reviewer:	
12/28/2000	0		: X : 0	499	□	Final:	
					□	Call Back:	
					□	Visit:	

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	LAND IMPR TOTAL			
ASSESSED VALUE	LAND IMPR TOTAL			



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 checked="" type="checkbox"/> STANDARD	

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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:	Total Acres .5620					13,950	0	13,950

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING												
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG												
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL												
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC												
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON												
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME												
TOTAL AREA	PERIMETER	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE												
# STORIES	STORY HT	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP												
AGE	SPRINKLER	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	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET						CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD						STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	PLUMBING					EXTRA FIXTURES				LIGHTING								
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING					STANDARD				FLUORESCENT				METAL HALIDE				
YARD ITEMS		2 FIXTURE BATH					STANDARD				SODIUM VAP				STANDARD				
		3 FIXTURE BATH									MERCURY VAP								
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		*18,890	
COMMENTS																			
31-027400.0701			Printed: 09/06/2023 10:06							Randall E. Grapner, Mercer									