



31-027400.070B

MARION TWP
 MARION SD
 12-23-100-025

Acres:0.5620 M:0.0000

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

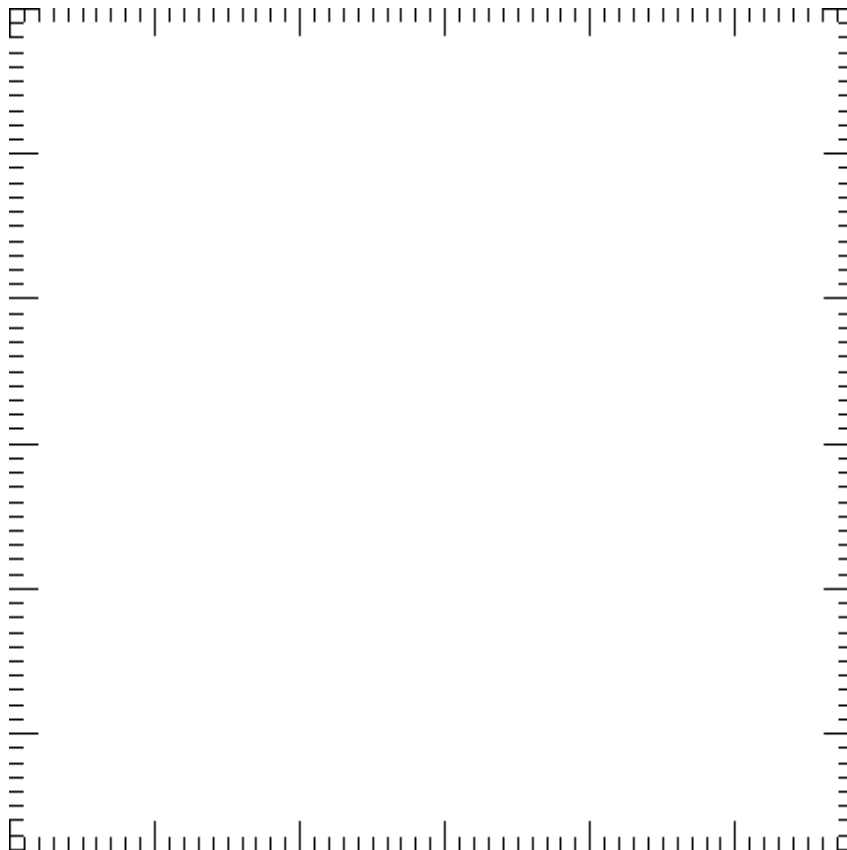
LEGAL INFORMATION

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

COMMENT
 Tax Incentive Base Parcel: 31-027400.0701 (TY2022 L=8,430; B=23,810; T=32,240)
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
 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
 TAX INCENTIVE: TIF EXPIRED 07 DUPL

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

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
ESTIMATED <u>LAND</u>	0	0	0	
MARKET VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	0	0	0	
ASSESSED <u>LAND</u>	0	0	0	
VALUE <u>IMPR</u>	0	0	0	
<u>TOTAL</u>	0	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 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
Totals:						0	0	0

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING		
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG		
CLASS/QUALITY RANK		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC		
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		CANOPY				STEEL		FRAME		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP		
TOTAL AREA	PERIMETER	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH		
# STORIES	STORY HT	STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD		
AGE	SPRINKLER	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	<input type="checkbox"/>	WOOD						WD STUD										FINISH OPEN									
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD										FINISH DIV									
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U					PANEL									
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL										PLASTER / DW									
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW										BLOCK									
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN										GLAZED TILE									
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD										STANDARD									

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

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		0

COMMENTS																



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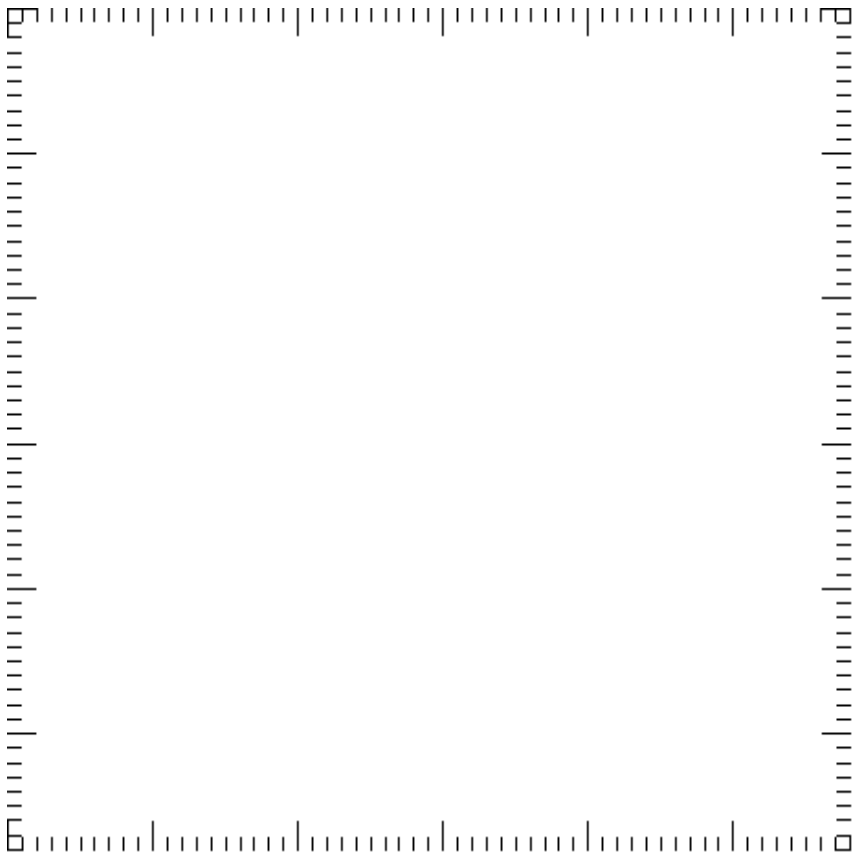
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