



\*31-027400.070K\*

MARION TWP  
 MARION SD  
 12-23-100-008

Created in 2013 From 31-027400.0700 due to Split

**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

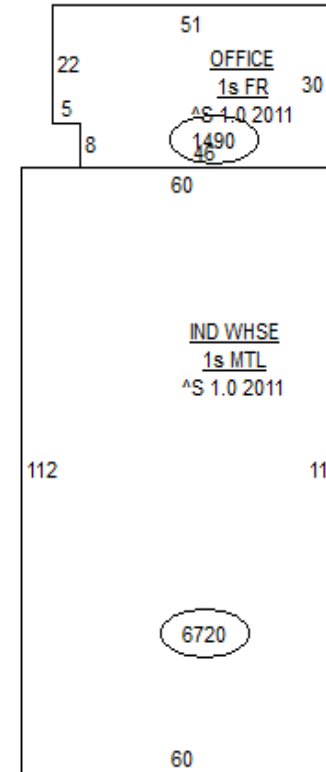
Acres:1.5600

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

**COMMENT**  
 Tax Incentive Base Parcel: 31-027400.0700 (TY2022 L=18,300; B=148,830; T=167,130)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 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

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	<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY					
VALUE YEAR	* 2023	* 2020	* 2017		
REASON FOR CHANGE	RAPP	RAPP	MISC		
ESTIMATED <u>LAND</u>	0	0	0		
MARKET VALUE <u>IMPR</u>	107,560	4,620	6,290		
<u>TOTAL</u>	107,560	4,620	6,290		
ASSESSED <u>LAND</u>	0	0	0		
VALUE <u>IMPR</u>	37,650	1,620	2,200		
<u>TOTAL</u>	37,650	1,620	2,200		



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
IL:ICE Land	A:1.56	50,000				63,180	0	
Totals:	Total Acres 1.5600					0	0	0

		<b>EX WALL</b>	<b>A</b>	<b>ROOFING</b>	<b>A</b>	<b>WINDOW</b>	<b>A</b>	<b>DOORS</b>	<b>A</b>	<b>FOUNDATION</b>	<b>A</b>	<b>FRAMING</b>	<b>A</b>		
<b>CLASS/QUALITY RANK</b>			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			BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
1. BASIC		CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>		
B) R.C. FRAME		WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>		
C) MASONRY BEARING WALLS		3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS		4. GOOD	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"/>	
S) METAL M) MILL P) POLE		5. EXCEL	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"/>	
<b>TOTAL AREA</b>		<b>PERIMETER</b>	0	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"/>
<b># STORIES</b>		<b>STORY HT</b>		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>		<b>SPRINKLER</b>		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

<b>H.V.A.C.</b>		<b>FLOORS</b>					<b>PARTITIONS</b>					<b>INTERIOR FINISH</b>																										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	B	1	2	3	U	UNFINISHED	<input type="checkbox"/>	B	1	2	3	U														
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>															
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<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	<input type="checkbox"/>	A					A					LIGHTING					A																	
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					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"/>				
<b>YARD ITEMS</b>				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

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			1	6,720		2011		A	A	23.00	154,560	10	0	0	139,100

AMENITY TOTAL																0
	TOTAL IMPR														*107,560	

**COMMENTS**

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 LOT#: 5  
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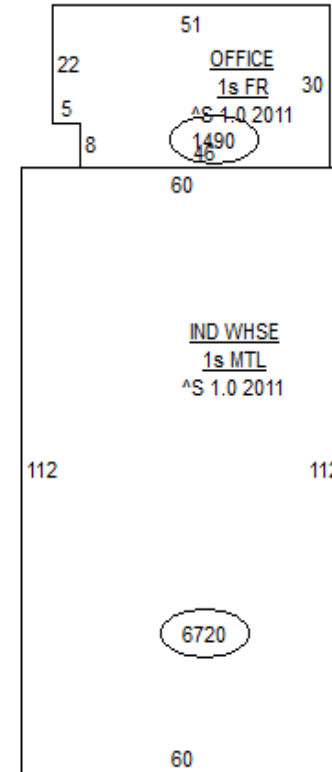
Acres:1.5600

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

COMMENT  
 DE12 ADD WRHS AND OFF @ 60% COMPL  
 TAX INCENTIVE: TIF 509

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		09/04/13
08/13/1996	27,500		: A-M : 0 400	<input type="checkbox"/>	Pricer:		
				<input type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED MARKET VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			
ASSESSED VALUE	<u>LAND</u>			
	<u>IMPR</u>			
	<u>TOTAL</u>			



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
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<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		
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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 1.5600					0	0	0

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
CLASS/QUALITY RANK		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
A) FP STRUCT. STEEL FRAME	1. BASIC	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL	
B) R.C. FRAME	2. FAIR	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC	
C) MASONRY BEARING WALLS	3. AVE	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ENAM STL	WD DECK	CANOPY		STEEL	FRAME	
S) METAL M) MILL P) POLE	5. EXCEL	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE	
TOTAL AREA	PERIMETER	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP	
# STORIES	STORY HT	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	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	LIGHTING				
Refrig. Cooling	<input type="checkbox"/> Standard	NO PLUMBING	FLUORESCENT				
		2 FIXTURE BATH	SODIUM VAP				
		3 FIXTURE BATH	MERCURY VAP				
			METAL HALIDE				
			STANDARD				

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 \*107,560

COMMENTS