



31-027400.070L

MARION TWP
 MARION SD
 12-23-100-025

Created in 2013 From 31-027400.0701 due to New

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

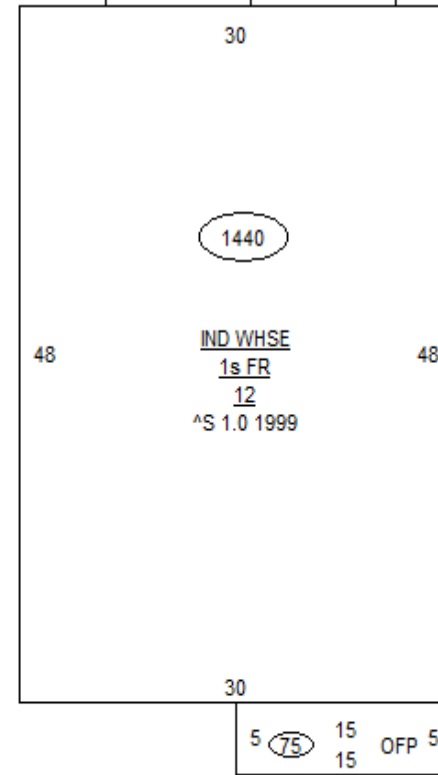
Acres:0.5620

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

COMMENT
 Tax Incentive 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 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	* 2023	* 2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED <u>LAND</u>	0	0	0
MARKET VALUE <u>IMPR</u>	19,340	0	0
	<u>TOTAL</u>	19,340	0
ASSESSED <u>LAND</u>	0	0	0
VALUE <u>IMPR</u>	6,770	0	0
	<u>TOTAL</u>	6,770	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
IL:ICE Land	A:0.562		50,000				28,100	0
Totals:	Total Acres .5620						0	0



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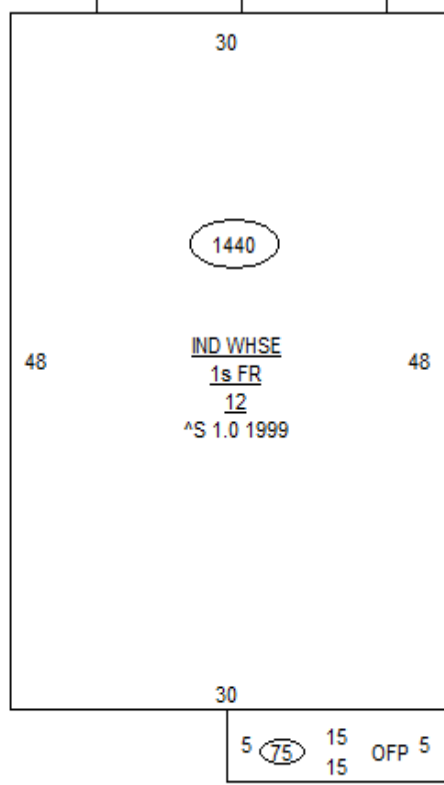
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12/28/2000	0		: X : 0	499	<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

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>			

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .5620					0	0	0



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