



31-027400.1710

MARION TWP
MARION SD
12-23-100-042

LEGAL INFORMATION

Created in 2014 From 31-027400.0000 due to Split

MARION TOWNSHIP INDUSTRIAL PARK
PHASE III; REPLAT LOTS 9 & 10
LOT#: 10A

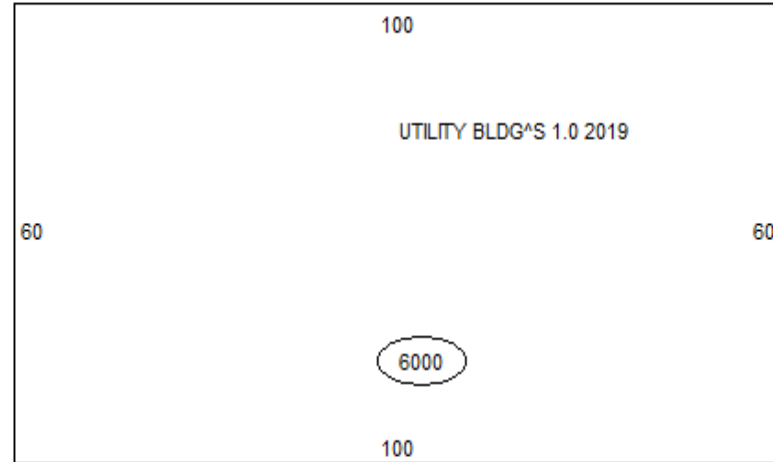
CJD REAL ESTATE LLC
CJD REAL ESTATE LLC
PO BOX 116
CHICKASAW, OH 45826

COMMENT

Tax Incentive Exempt Parcel: 31-027400.171K (TY2022 L=16,610; B=136,800; T=153,410)
TY2022:Net Gen=\$0.00, Other Assessment=\$2,724.02
2013 BASE VALUE:L:\$ B:\$0 T:\$0
2020 DUPL VALUE:L:\$17,610 B:\$136800 T:\$154,410
2021 DUPL VALUE:L:\$16,610 B:\$136,800 T:\$153,410
2023 DUPL VALUES: L:\$60,750 B:\$141,000 T:\$201,750
DE20 NOH; NO SIGNS OR PAVING, ADD UTILITY BLDG; CHG CLASS

Acres:1.3500

Neighborhood INDSPK	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	03/19/20
04/29/2021	0		QCE : X : 0	499	<input type="checkbox"/>	Pricer:	
04/29/2021	0		QCE : X : 0	499	<input type="checkbox"/>	Reviewer:	
10/07/2019	65,000		WDC : 684	400	<input checked="" type="checkbox"/>	Final:	
01/18/2018	0		QCE : X : 0	400	<input type="checkbox"/>	Call Back:	
06/12/2014	88,700		2:WDC : 354	110	<input checked="" type="checkbox"/>	Visit:	

VALUATION SUMMARY					
VALUE YEAR		* 2023	* 2021	* 2020	* 2017
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP
ESTIMATED	LAND	0	0	0	0
MARKET VALUE	IMPR	0	0	0	0
	TOTAL	0	0	0	0
ASSESSED	LAND	0	0	0	0
VALUE	IMPR	0	0	0	0
	TOTAL	0	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 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:1.35	50,000				60,750	0	
Totals:	Total Acres 1.3500					0	0	0



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Acres: 1.3500

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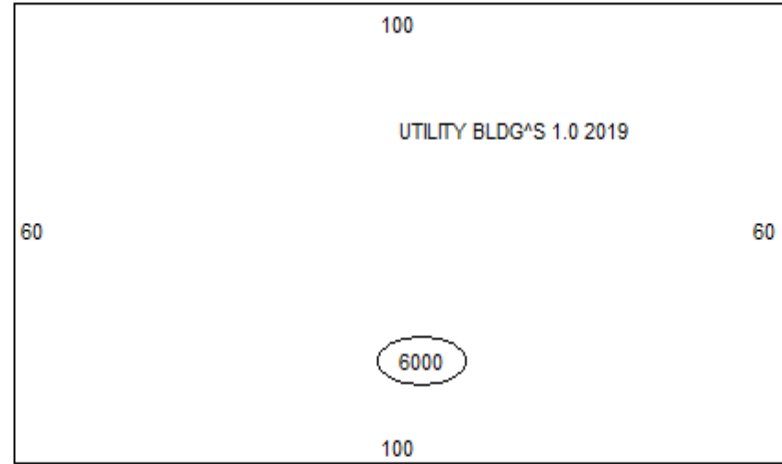
LEGAL INFORMATION

MARION TOWNSHIP INDUSTRIAL PARK
 PHASE III; REPLAT LOTS 9 & 10
 LOT#: 10A

CJD REAL ESTATE LLC
 CJD REAL ESTATE LLC
 PO BOX 116
 CHICKASAW, OH 45826

COMMENT
 DE21 REPLAT; ADJ ACREAGE
 TAX INCENTIVE: 509

Neighborhood INDSPK	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	TR	03/19/20
01/18/2018	0		QCE : X : 0	400	<input type="checkbox"/>	Pricer:	
06/12/2014	88,700		2:WDC : 354	110	<input checked="" type="checkbox"/>	Reviewer:	
06/06/2014	0		10:WDC : 0	110	<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"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

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C. Ex Front	G. WOOD LT	
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 1.3500					0	0	0

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING	
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG	
		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					

PLUMBING			LIGHTING																		
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	NO PLUMBING	EXTRA FIXTURES						FLUORESCENT						METAL HALIDE					
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	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

AMENITY TOTAL																0
	TOTAL IMPR															*0

COMMENTS