



31-027400.171K

MARION TWP
MARION SD
12-23-100-042

LEGAL INFORMATION

Created in 2014 From - . 0 due to Split

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

Acres:1.3500 M:0.0000

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

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

COMMENT
Tax Incentive Base Parcel: 31-027400.1710 (TY2022 L=0; B=0; T=0)
TY2022:Net Gen=\$0.00, Other Assessment=\$0.00
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
DE21 REPLAT; ADJ ACREAGE

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	* 2017
REASON FOR CHANGE		RAPP	MISC	MISC
ESTIMATED	LAND	60,750	16,610	17,610
MARKET VALUE	IMPR	141,000	136,800	0
	TOTAL	201,750	153,410	17,610
ASSESSED	LAND	21,260	5,810	6,160
VALUE	IMPR	49,350	47,880	0
	TOTAL	70,610	53,690	6,160

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	
<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
Totals:						60,750	0	60,750



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 PHASE III; REPLAT LOTS 9 & 10
 LOT#: 10A

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 PO BOX 116
 CHICKASAW, OH 45826

COMMENT
 TAX INCENTIVE: 509

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	LAND IMPR TOTAL			
ASSESSED VALUE	LAND IMPR TOTAL			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						60,750	0	60,750

