

CITY OF MARION, OHIO  
**APPLICATION FOR STREET OR ALLEY VACATION**  
MARION CITY PLANNING COMMISSION

Applicant Bryan Kresak, Nucor Steel Marion, 912 Cheney Avenue 740-383-9630  
Name Address Phone

hereby makes application through the City Planning Commission to place matters on Marion City Council's agenda for a request of a vacation of a street or alley under Ohio Revised Code Section 723.04.

Applicant requests that the Secretary to the City Planning Commission place on the Planning Agenda at the earliest possible date, a request to vacate a street or alley which is located at: unnamed alleyway connecting Cheney Avenue and Gill Avenue along with the southern portion of Gill Avenue (drawing attached).

in the following subdivision \_\_\_\_\_

Applicant further states that all utility companies have been contacted to determine that the proposed closing would not interfere with servicing any lines, pipes or poles if contained on the property:

Aqua Ohio	<u>  X  </u>	Ohio Edison Company	<u>  X  </u>
Columbia Gas of Ohio	<u>  X  </u>	Frontier Phone	<u>  X  </u>
City of Marion Engineering Dept. (sewer system)	<u>  X  </u>		

  
Applicant's Signature

1/26/21  
Date

Owners Signature (if applicable) Phone: 740-383-9630 Date: \_\_\_\_\_

Application Filed: \_\_\_\_\_.

Notice to abutting property owners completed on \_\_\_\_\_.

\_\_\_\_\_  
Secretary  
City Planning Commission  
740-387-4935



## Procedure for Street or Alley Vacation

1. This form is to be taken to the **Marion County Auditor's Office (222 W. Center St.)**. Names and addresses of all abutting property owners are to be attached and made a part of this application. Allow some time for this to be completed by the personnel; the County Auditor will certify document.
2. The Marion County Engineer and Marion County Auditor require an accurate legal description and survey. A list of professional surveyors is available at the Marion County Engineer's Office.
3. File application and landowner's certified form and fee with the Secretary of City Planning Commission in the office of the Clerk of Council no less than five (5) business days prior to the meeting. (City Planning meets on the first **Tuesday of each month at 6:30 p.m.** in Council Chambers at City Hall). Please Note that regardless of the approval or disapproval of the vacation by the City Planning Commission, the applicant may proceed to City Council with the request or you may withdraw the application.
4. Following the meeting of the Commission, the proposed vacation will be legally advertised once a week for six consecutive weeks (O.R.C. 723.07) by the secretary. During this time the request will be heard at a meeting of the **Streets and Sewers Committee** of City Council for further recommendation to City Council. All notification is handled by the Secretary to the Planning Commission.
5. The applicant must submit a legal description of the alley or street which will be incorporated into the ordinance placed on the **City Council Agenda**.
6. A public hearing on the vacation is held in conjunction with the third reading of the ordinance. The **legal survey/description** must be submitted no less than thirty (30) days prior to the public hearing.
7. There is a fee of \$350.00 fee (for **certified mailing and advertising fees**) per application. Additional charges will apply (i.e. **Recording Fees with Marion County**). Checks or Money Orders can be made out to the City of Marion.
8. The Applicant and/or Owner **must attend** the City Planning Meeting.

Abutting is defined as property contiguous (touching) and directly across the street from the parcel, tract or lot which is being considered by City Planning for rezoning or vacating.

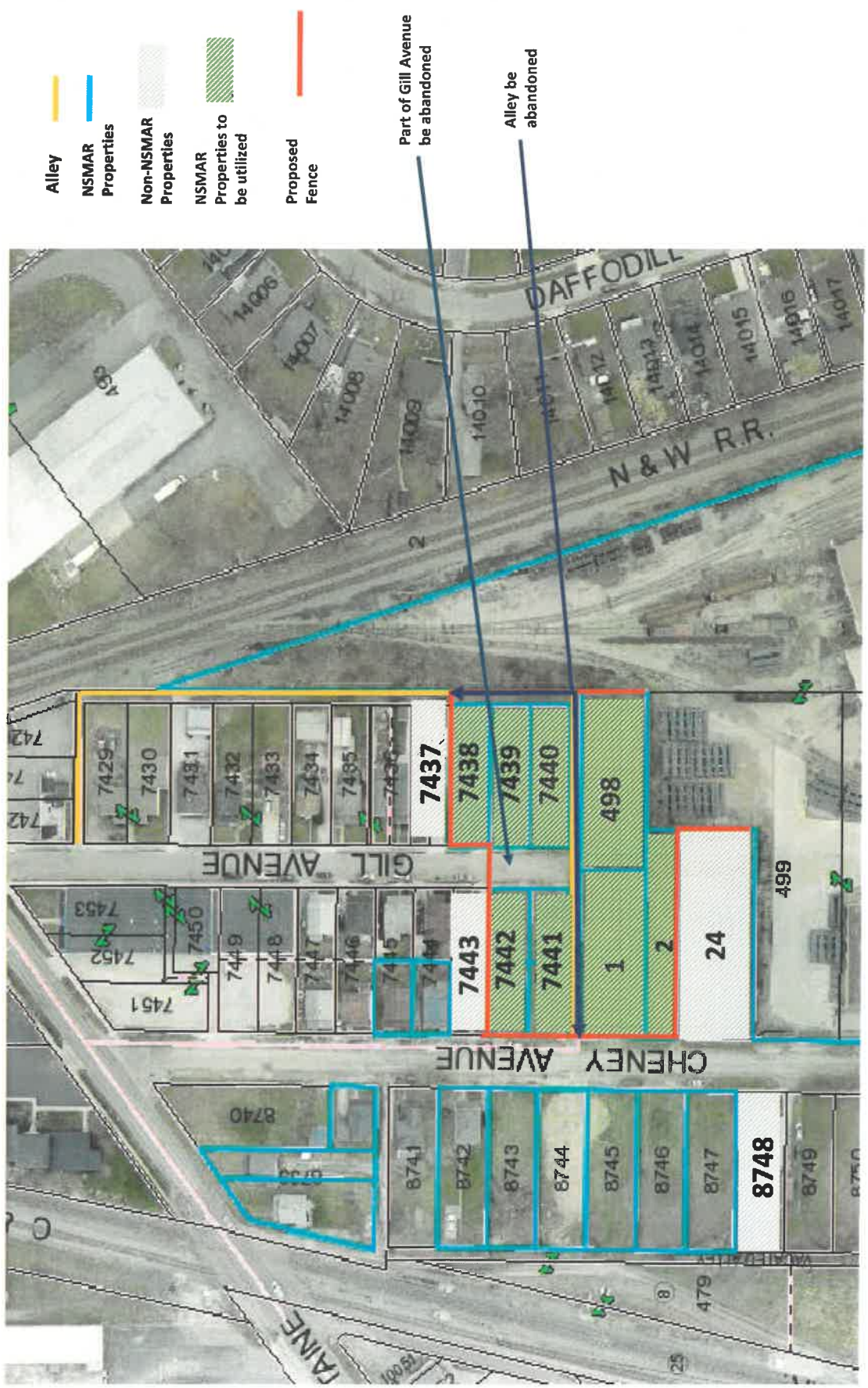
**ORC 723.041 Permanent Easement**...*When any street, alley, or public highway, or a portion thereof, is vacated or narrowed by a municipality pursuant to the provisions of any section of Chapter 723. of the Revised Code, and the relocation of any conduits, cables, wires, towers, poles, sewer lines, steam lines, pipelines, gas and water lines, tracks, or other equipment or appliances of any railroad or public utility, whether owned privately or by any governmental authority, located on, over, or under the portion of the street, alley, or highway affected by such vacation or narrowing, is not required for purposes of the municipality, including urban renewal, any affected railroad or public utility shall be deemed to have a permanent easement in such vacated portion or excess portion of such street, alley, or highway for the purpose of maintaining, operating, renewing, reconstructing, and removing said utility facilities and for purposes of access to said facilities.*

Effective Date: 10-16-1961









Alley

NSMAR Properties

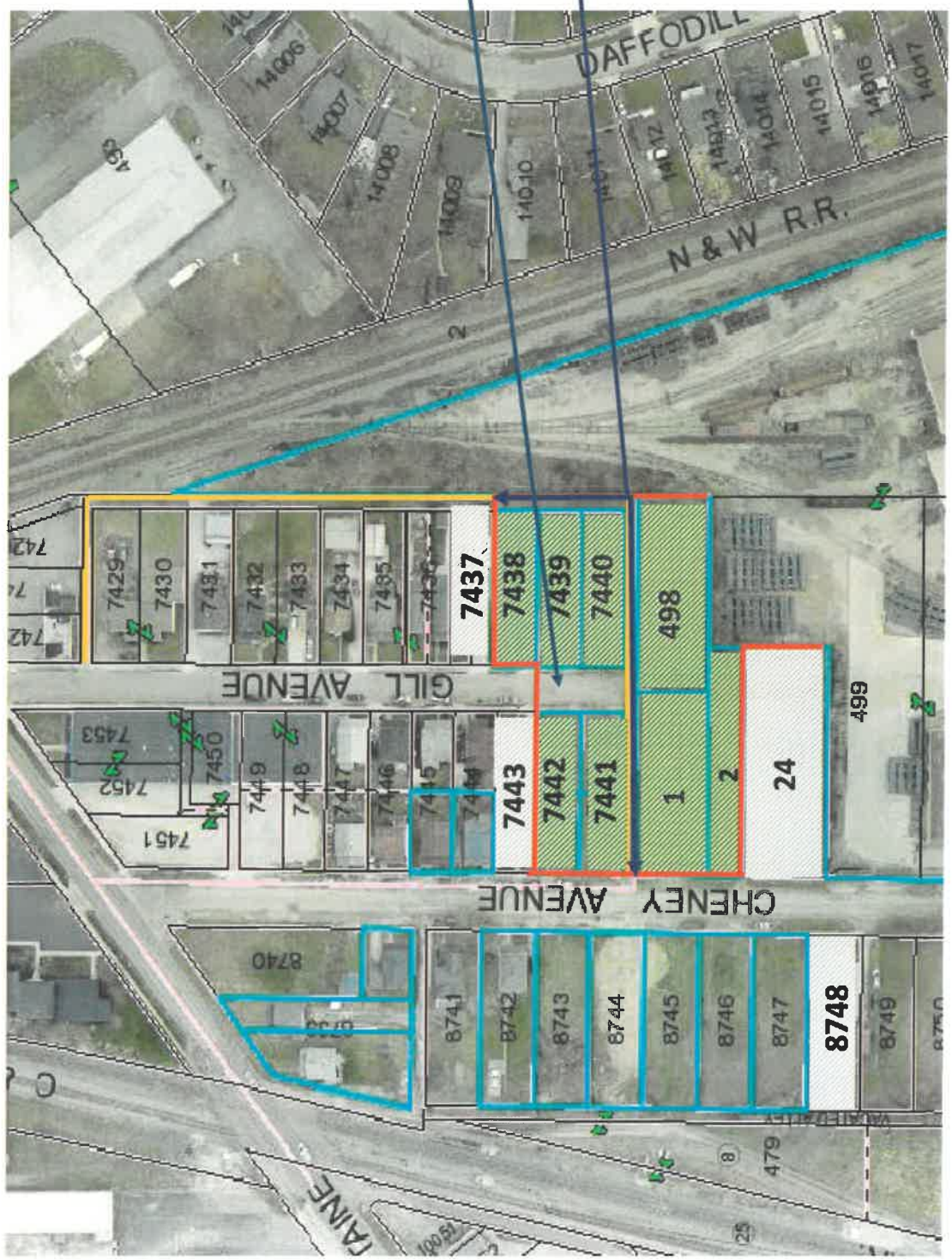
Non-NSMAR Properties

NSMAR Properties to be utilized

Proposed Fence

Part of Gill Avenue be abandoned

Alley be abandoned



Alley

NSMAR Properties

Non-NSMAR Properties

NSMAR Properties to be utilized

Proposed Fence

Part of Gill Avenue be abandoned

Alley be abandoned





**ADJOINING AND ABUTTING LISTING**

The following is a list of all adjoining and abutting property owners for the property listed at:

CHENEY AVE. MARION, OH 43302

LOTS/MAP #1, 13, 7440, 7439, 7438, 7442, 7441

<u>Lot/Map #</u>	<u>Owner</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
7443	ROY TEETS	2752 E RIVER RD. MARION, OH 43302	775 GILL AVE.
7444	SHERRI SWINSON		771 GILL AVE.
7437	WILLIAM & CAROLYN BOWMAN	766 GILL AVE.	GILL AVE.
7435	KENNETH & MARQUITA WELSHHANS	865 OAK DR. MARION, OH 43302	758 GILL AVE.
7435-6	MARJORIE J KRASCHINSKY	321 S. GRAND AVE. MARION, OH 43302	762 GILL AVE.

  
\_\_\_\_\_

Applicant Signature:

  
\_\_\_\_\_

Date:

  
\_\_\_\_\_

Marion Co. Auditor

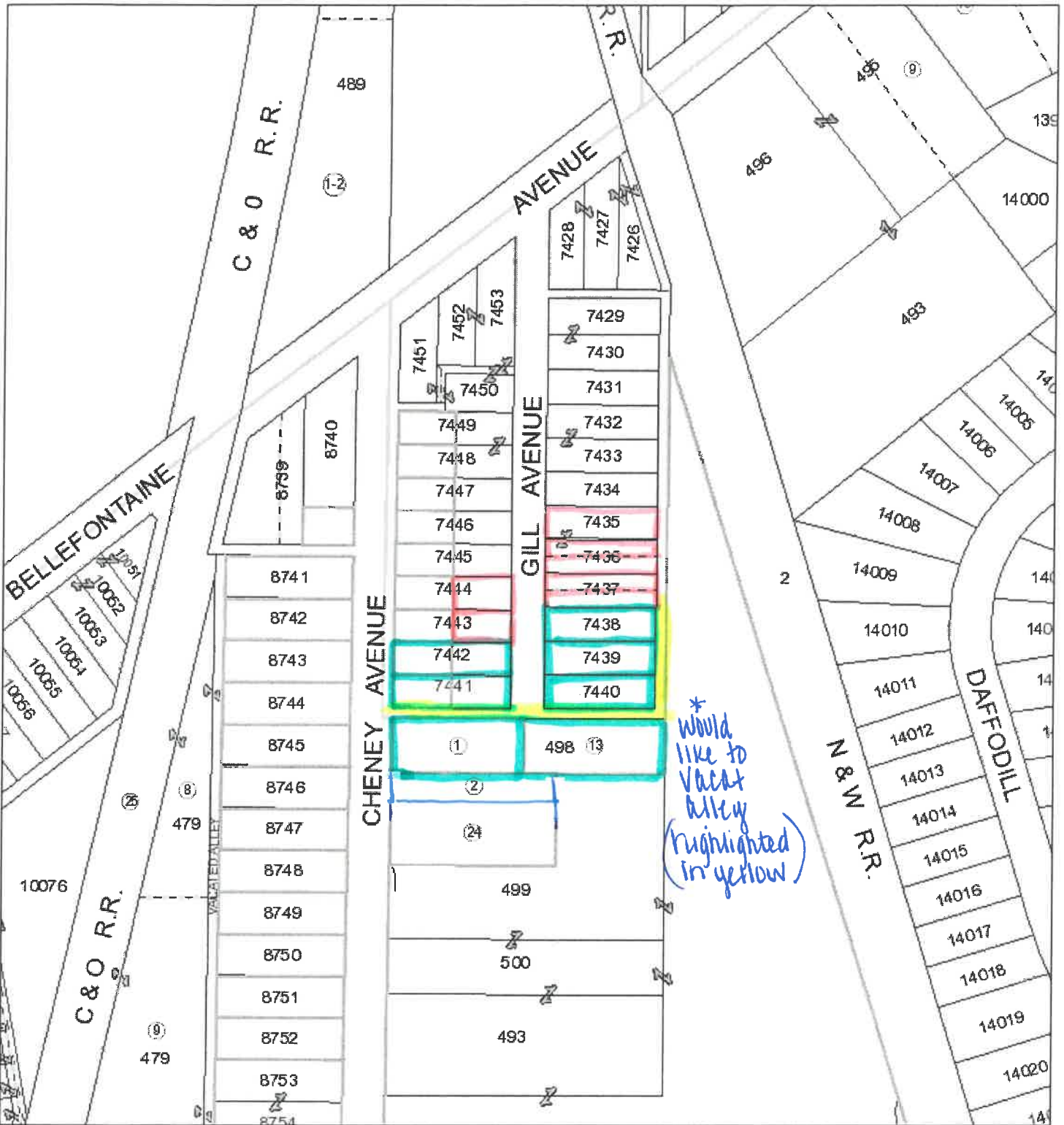
# OF LINES: 5

# OF COPIES: 15

TOTAL: \$2.00



# GIS Map



10/27/2020, 9:03:28 AM

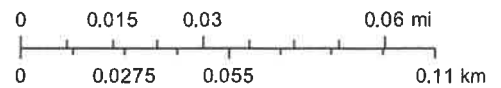
1:2,000

**Search Results: Property Search**

- Override 1
- Annotation Arrows
- Linework**
- Full Line
- Dashed

- Boundaries
- City & Villages

- Tie Marks**
- ⊢ Full Tie
  - ⊢ Half Tie



*"Subject properties" (highlighted in green) owned by Nucor Steel*

*John M Kaschis  
10-28-20 KS*



MARION TWP  
 MARION CORP/MRN CITY USD 00120 10/27/20  
 2017 NCCOR STEEL MARION INC 1/30/14 sale  
 2018 NCCOR STEEL MARION INC 1/30/14  
 2019 NCCOR STEEL MARION INC 1/30/14  
 0000 NCCOR STEEL MARION INC 1/30/14 OL 49% MAP 1 PG 37  
 CHENEY AVE  
 MARION OH 43302 \$160000 230 37.00 53.00  
 2020  
 2021  
 VACANT LAND  
 3/6/12 PRI2-61 DUE TO 5% PENALTY, 3/7/12 PENALTY  
 GRANTED CW, 1/30/14 #69 parc. 0700,.0800 & .5400  
 also pt of sale dt;  
 sale# 69 #p mm dd yy cc/remarks type/invalid? sales co:land co:bidg  
 year land bidg total net tax  
 2016 2750 2750 109.80  
 2017 2750 2750 100.40  
 2018 2460 2460 100.34  
 2019 2460 2460 100.34  
 2020 2460 2460 100.34  
 P r o j e c t  
 413-00000 SCLOTO RIVER CONSE fac.s.ben acr. charged  
 2019/A

re p r o p e r t y r e c o r d  
 8:40:58  
 eff rate: 44.53  
 tax year: 2017  
 prop cls: 500  
 front-ft: 500  
 land100%: 7860  
 bidg100%: 7860  
 totl100%: 7860  
 tax value: 2750  
 land 35%: 2750  
 bidg 35%: 2750  
 totl 35%: 2750  
 hmstd35%: 2740t  
 owner oc: t  
 hmstd rb: t  
 net tax: 110.22  
 sp-asmnt: 2.00  
 MARION COUNTY, OHIO  
 JOAN M. KASCHIS, AUDITOR  
 43.96  
 2018  
 500  
 500  
 7830  
 7830t  
 2740  
 2740t  
 2740t  
 2.00  
 108.80  
 108.40  
 2.00  
 2.00  
 2019  
 2019  
 500  
 500  
 7820  
 7820t  
 2740  
 2740t  
 2740t  
 2.00  
 108.80  
 108.40  
 2.00  
 2.00  
 2020  
 2020  
 500  
 500  
 7820  
 7820t  
 2740  
 2740t  
 2740t  
 2.00  
 108.80  
 108.40  
 2.00  
 2.00  
 2021  
 2021  
 500  
 500  
 7820  
 7820t  
 2740  
 2740t  
 2740t  
 2.00  
 108.80  
 108.40  
 2.00  
 2.00

code 0206  
 call back:  
 sign: date: 3/02/12 lister:KD  
 12-337000.5300-V123014R  
 CHENEY AV  
 acres/ effecty dpth actual effecty extnd influence true  
 frntg frntg fcr rate value factor(s) value  
 66.00 160 1.18 134 158 10430 25 EXCESS FRT 7820  
 Front lot  
 66.00 160 1.18

"Subject property"

Joan m Kaschis KS

10-27-20



MARION TWP  
 MARION CORP/WRN CITY LSD 00120 10/27/20 12-337000.5100 res  
 2017 NDCOR STEEL MARION INC 6/30/14 56.00-013.00  
 2018 NDCOR STEEL MARION INC 6/30/14 500  
 2019 NDCOR STEEL MARION INC 6/30/14 500  
 0000 NDCOR STEEL MARION INC 6/30/14 500  
 GILL AVE  
 MARION OH 43302 \$80000 230 37.00 51.00  
 OL 498 MAP 13 PG 37  
 WAR

sale 10/27/20 8:48:31  
 eff rate: 44.53  
 tax year 2017 42018 42019 42020 42021  
 prop cls 500 500 500  
 front-ft 500  
 land100% 4430 4430 4460  
 bidg100% 4430T 4430T 4460T  
 loc1100% 4430T 4430T 4460T  
 tax value: land 35% 1550 1550 1560  
 bidg 35% 1550T 1550T 1560T  
 loc1 35% 1550T 1550T 1560T  
 hmsrd35%  
 owner oc  
 hmsrd rb  
 net tax 62.12 61.30 61.72  
 sp-asmnt 2.00 2.00 2.00

VACANT  
 6/30/14 #497 PARC .5000 ALSO PT OF SALE DF:  
 sale# 497 #p mm dd yy tc/remarks LTYPE/Invaid? sales co:land co:bidg  
 2 6/30/14 NDCOR STEEL MARION INC WAR 80000 3970  
 year Land bidg total net tax  
 2016 1350 1350 61.88  
 2015 1380 1380 56.74  
 2014 1380 1380 56.70  
 2013 1390 1390 56.68

P O 3 e C t  
 413-00000 SCLOTO RIVER CONSE fac's ben acr. charged 2019/A  
 GILL AV  
 front lot acres/effectv dpth actual effectv extnd influence true  
 rear lot 66.00 170 .73 123 90 5940 25 EXCESS FRT 4460  
 value value

code 0206  
 call back:  
 sign: date: 3/02/12 lister:KD  
 12-337000.5100-V123014R

"Subject Property"





MARION TWP  
 MARION CORP/MRN CITY USD 00120 10/27/20 10/27/20  
 2017 NDCOR STEEL MARION INC 6/30/14 sale  
 2018 NDCOR STEEL MARION INC 6/30/14 7440  
 2019 NDCOR STEEL MARION INC 6/30/14 7440  
 0000 NDCOR STEEL MARION INC 6/30/14 NDCOR STEEL MARION INC  
 786 GILL AVE  
 MARION OH 43302 \$80000 230 37.00 50.00  
 2020 40.00 x 133.0  
 2021

PROPERTY RECORD  
 eff rate: 44.53  
 tax year 2017  
 prop cls 500  
 front-ft 4260  
 land100% 4260  
 bldg100% 4260  
 loc1100% 4260  
 tax value: 1490  
 land 35% 1490  
 bldg 35% 1490  
 loc1 35% 1490  
 hmsrd35%  
 owner cc  
 hmsrd rb  
 net tax 59.72  
 sp-asmnt 2.00

MARION COUNTY, OHIO AUDITOR  
 JOAN M. KASOTIS  
 2018 2019 2020 2021  
 43.96 43.79 43.79 43.79  
 500 500 500 500  
 4260 4260 4260 4260  
 1490 1490 1490 1490  
 58.94 58.94 58.94 58.94  
 2.00 2.00 2.00 2.00

VACANT  
 BOR 96-342 FILED 3/29/96 ON 1995 VALUES: 7/24/96  
 Remit #345 due to BOR 96-342 set value at \$15,940;  
 7/3/01 NO N/C MR;6/30/14 #497 PARC. 5100 ALSO PT  
 OF SALE DR;1/16/15 DEMO PERMIT FOR DWLG CR16 EB;  
 1/1/16 SENT DP RW;8/24/16 NCL6 VACANT LOT;DWLG  
 GARAGE & AGPOOL HAVE BEEN RAZED; DP SENT MW CW;  
 9/16/16 PER AERIAL ALL STRUCTURES HAVE BEEN RAZED,  
 REMOVED ENTIRE IMPROV VALUE FOR 1/1/16 CW;  
 sale# 497 #2 mm dd yy to/remarks type/invalid? sales co:land co:blgd  
 year land bldg total net tax  
 2016 1490 1490 1490 59.48  
 2018 1330 15360 16690 681.18  
 2014 1330 15360 16690 680.80  
 2013 1330 15360 16690 680.64

P I O J e c t  
 413-00000 SCIOTO RIVER CONSE Fac's,ben acr.charged 2015/A  
 786 GILL AV  
 acres/effectv 40.00  
 frntge frntge 133 1.06  
 dpth actual effectv extnd influnce true  
 rate rate value factor(s) value  
 134 142 5680 25 EXCESS PRT 4260

"Subjct Property"

code 0206 call back: sign: date: 3/01/12 lister:KD 12-337000-5000-V123014R



MARION TWP  
MARION CORP/MRN CITY LSD 00120 10/27/20 12-337000.4900 res

2017 NCCOR STEEL MARION INC 11/28/12 sale 8:49:12  
 2018 NCCOR STEEL MARION INC 11/28/12 2017 44.53 43.96 2018 2019 2020 2021 56.00-011.00  
 2019 NCCOR STEEL MARION INC 11/28/12 2018 2018 500 500 500 500 500  
 0000 NCCOR STEEL MARION INC 11/28/12 2019 4540 4540 4540 4540 4540  
 782 GILL AVE GWD LOT 7439 PG 37 4540 4540 4540 4540 4540  
 MARION OH 43302-6202 \$35000 37.00 49.00

2020 40.00 x 133.0  
 2021 40.00 x 133.0  
 SHB.cons.type.tc.sq-ft value  
 VACANT

3/31/06 RT owner picked up 10x8 PP/shed for 1/1/05  
 P&K RECD 11/28/12 #1009 Parc.4800 Pt of sale DP;  
 1/23/13 RECD Q.BENOMER,CASH CW;2/12/18 PER 2016  
 AERIAL DMLG HAS BEEN RAZED, REMOVED ENTIRE DMLG  
 VALUE FOR 1/1/18 CW;

year	land	bid	total	net tax	sales	co:land	co:bid	tax value:	land 35%	bid 35%	totl 35%	hstd35%	owner oc	hstd rb	net tax	sp-asmnt
2009	1099	2	1430	1040	35000	4430	29400	1590	1590	1590	1590				522.64	2.00
2015	1081	2	1460	12880	24000	3110	22430	13040t	1590t	1590t	1590t				2.00	2.00
2014	1054	2	1460	12880	25000	2570	18370									
2013	1054	2	1460	12880	8000	3400	9090									

P r o j e c t  
 413-00000 SCTOTO RIVER CONSE fac.s.ben acr.charged  
 2019/A

occupancy 0 AS CLASSED \*DWELLING COMPUTATIONS  
 story hgt sq-ft value  
 FLOOR 1st  
 SHINGLE subtotal  
 plumbing 3700-  
 total value 3700-  
 econ factor 106  
 code 0206  
 call back:  
 sign: date: 3/02/12 lister:KD  
 12-337000.4900-VI23014R

"Subjct property"



MARION TWP  
 MARION CORP/MRN CITY LSD 00120 10/27/20 12-337000.4800 Res  
 2017 NNCOR STEEL MARION INC 11/28/12 56.00-010.00  
 2018 NNCOR STEEL MARION INC 11/28/12 2020  
 2019 NNCOR STEEL MARION INC 11/28/12 2021  
 0000 NNCOR STEEL MARION INC 11/28/12 2021  
 GILL AVE  
 MARION OH 43302 \$35000  
 7438  
 THE CO 2ND  
 LOT 7438 G 37  
 GMD  
 48.00

2020  
 2021  
 40.00 X 133.0  
 tax value:  
 land 35% 1590  
 bldg 35% 1590  
 totl 35% 1590  
 hmsld35% 1590  
 owner oc  
 hmsld rc  
 net tax 63.72  
 sp-asmnt 2.00

VACANT  
 1/1/94 GARAGE RAZED 10/29/93 SJM  
 9/13/01 #1081 family transfer; 11/28/12 #1009 PARC  
 .4900 ALSO PT OF SALE DF; 1/23/13 RECD VO. BY OWNER,  
 CASH CW

Year	Land	Bldg	Total	net tax
2016	1590		1590	63.48
2015	1420		1420	57.94
2014	1420		1420	57.92
2013	1420		1420	57.90

P r o j e c t  
 413-00000 SCOTOLO RIVER CONSE fac's ben acr. charged 2019/A

code 0206 call back: sign: date: 3/02/12 lister: KD  
 12-337000.4800-V123014R

"Subject Property"



MARION TWP  
MARION CORP/WRN CITY USD 00120 10/27/20 12.337000.1900  
MARION COUNTY, OHIO 12.337000.1900  
ADDITIOR 58.00-015.00  
yes

781 GILL AVE  
MARION OH 43302-6201  
sale 4/07/15 7442  
4/07/15 7442  
4/07/15 101  
GMD PT E LOT 7442 PG 37  
4/07/15 AVONDALE L&L 2ND  
\$40000 230 3 19.00

2020  
tax value: 1350  
land 35% 1360 1350  
bldg 35% 13530  
lot 35% 14890t  
hmsrd35%  
owner oc  
hmsrd rb  
net tax 596.78  
sp-assmt 2.00  
53.80 53.40  
2.00 2.00

3/31/06 4Sale vac chg 2Fm/B to 2Fm/B, 8x8 Shed/PP  
IS 2Story also picked up 1Xtra Fixt for 1/1/06 per  
KJ RR; 2/12/18 PER 2016 AERIAL DWING HAS BEEN RAZED,  
REMOVED ENTIRE VALUE OF DWING FOR 1/1/18 CM; 7/25/18  
RECD VQ, OFFERED BY WORD OF MOUTH, CASH CM;  
#P mm dd yy to; remarks type/invalid? sales\$ co:land co:bidg  
263 1 4/07/15 NDCOR STEEL MARION INC GMD 40000 3460 37940  
348 1 5/07/12 NDCOR STEEL MARION INC GMD 6400 2910 38710  
143 1 2/27/12 BANK OF NEW YORK MELLON SHE\* 13333 2910 38710  
624 1 5/22/06 MILLER FREDRICK GMD 53500 3060 33000  
859 1 6/27/97 AWATO JOSEPH A QCD\* 13000 1770 17830  
446 1 6/02/97 AWATO JOHN B & JOSEPH A WAR 26000 2340 12400  
1318 1 10/30/95 AWATO JOHN B & JOSEPH A WAR 26000 2340 12400

Year land bldg total net tax  
2015 1360 13530 14890 594.48  
2014 1210 13280 14490 591.38  
2013 1210 13280 14490 591.06  
2015 1210 13280 14490 590.90  
P I o j e c t I n f o r m a t i o n  
413-00000 SCIO TO R I V E R C O N S E F a c ' s . b e n a c r . c h a r g e d  
2019/A

occupancy 0 AS CLASSED \*DWELLING COMPUTATIONS  
story hgt roof  
floor lvl  
B 1 2 U A  
subtotal  
plumbing 3700-  
total value 3700-  
econ factor 106  
code WP 0206  
call back: 781 GILL  
781 GILL  
AV  
scale: ' per horiz, ' per vert char  
front lot 39.00 acres/effect 67 .74  
fringe depth frcty 134  
rate 99 extend influence 3860  
value factor(s) true value 3860  
sign: date: 3/02/12 lister: KD 12-337000.1900-V123014R

"Subject Property"





MARION TWP  
MARION CORP/WRN CITY LSD 00120 T e a l 10/27/20 p r o p e r t y r e c o r d  
2017 NUCOR STEEL MARION INC sale 2/27/13  
2018 NUCOR STEEL MARION INC 2/27/13  
2019 NUCOR STEEL MARION INC 2/27/13  
0000 NUCOR STEEL MARION INC 2/27/13 AVOIDANCE KE 7442  
782 CHENEY AVE \$15000 PL W LOT 7442 PG 37  
MARION OH 43302-6204 230 35.00

2020  
2021  
VACANT  
4/7/06 NOH left DH Chg 18X7 EPP to OPP for 1/1/06  
per KT RR:4/15/14 RECD VO:BY OWNER CASH CW:4/16/14  
MAILED DP PER VO DP:12/29/14 MAILED DP PER DMO/14  
PERMIT DP:1/5/15 DP FILED DUE TO DMG RAZED 11/19  
2014,11/7/15 VERIFIED PRR ORC319 38 25% RETIRE FOR  
1/1/14 & REMOVE REMAINING VALUE FOR 1/1/15 CW;  
4/16/15 REFUND #4954 \$94.64 DUE TO DP CW;

188 #p mm dd YY to/remarks type/invalidd sales co:land co:bidg  
1 2/27/13 NUCOR STEEL MARION INC 15000 3110 37860  
799 1 11/08/10 BG CAPITAL PARTNERS LLC OPD\* 3310 40800  
409 1 5/10/10 NORTH AMERICAN ASSETS GROUP\* 3310 40800  
1038 1 11/20/09 ABOUTAS ENTERPRISES LLC OPD\* 3310 40800  
592 1 7/14/09 BLUE SPRUCE ENTITIES LLC OPD\* 3310 40800  
902 1 9/22/08 BANK OF NEW YORK TRUST CSHH\* 13334 40800  
372 1 4/07/06 MURPHY WAYNE G OPD\* 3200 39310  
928 1 9/28/04 MURPHY MARIE OPD\* 3090 37800  
594 1 7/06/01 MURPHY MARIE LIFE ESTATEOPD\* 26400 26400  
725 1 8/04/98 MURPHY MARIE CSR\* 18350 21630

Year land bidg total net tax  
2016 1460 1460 1460 58.52  
2015 1300 1300 1300 57.74  
2014 1300 6940 8240 2.00  
2013 1300 9260 10560 2.00  
413-00000 SCIOTO RIVER CONSE fac's den agr. charged 2019/A  
413-00000 SCIOTO RIVER CONSE 2019/A

782 CHENEY AV  
AV  
front lot 39.00 x 66.5  
depth 73  
actual depth 79  
rate 134  
actual rate 106  
effectv rate 4130  
extnd value 4130  
influence factor(s) 4130  
true value 4130

code 0206 call back: sign: date: 3/02/12 lister:KD  
12-337000.3500-V123014R

Subsist property



MARION TWP  
 MARION CORP/ARN CITY USD 00120 10/27/20 8:49:32  
 2017 NUCOR STEEL MARION INC 10/31/14 sale 10/27/20  
 2018 NUCOR STEEL MARION INC 10/31/14 lot 10/31/14  
 2019 NUCOR STEEL MARION INC 10/31/14 lot 10/31/14  
 0000 NUCOR STEEL MARION INC 10/31/14 AVERAGE CO 2ND  
 787 GILL AVE MAR PL E LOT 7441 PG 37  
 MARION OH 43302 \$54000 230 37.00 18.00

MARION COUNTY, OHIO AUDITOR  
 JOAN M. KASOTIS  
 eff rate: 44.53  
 tax year: 2017  
 prop cls: 510  
 front-ft: 3890  
 land100%: 43800  
 bidq100%: 47690t  
 loc1100%: 3890t  
 3890t 3860t  
 3860t 3860t  
 1360 1350  
 15330 1350t  
 16690t 1350t  
 owner oc  
 hmsld rb  
 net tax 668.94 53.80 53.40  
 sp-asmnt 2.00 2.00 2.00

VACANT  
 100% COMP FOR 1/1/99 LEFT DH S2  
 3/31/06 NOH LEFT DH PICKED UP 16X8 PAT FOR 1/1/06  
 PER KJ RR; 11/15/07 BX#992 \$26,667 DR; 2/12/18 PER  
 2016 AERIAL DMLG HAS BEEN RAZED, REMOVED ENTIRE  
 DMLG VALUE FOR 1/1/18 CW;

sale#	mm	dd	yy	to	remarks	type	inval	id?	sales	co:	land	co:	bidg
931	1	10	31	14	NUCOR STEEL MARION INC	WAR	54000		3460		42970		
993	1	11	15	07	RADERBUGH CORY B	LWD*	3060		3060		42170		
992	1	11	15	07	FEDERAL HOME LOAN MORT	CSHR*	3060		3060		42170		
622	1	6	14	94	BRAMMER TIMOTHY G	WAR	25500		2340		14000		
year	land	bidg	total	net tax									
2016	1360	15330	16690	666.36									
2015	1210	15040	16250	663.20									
2014	1210	15040	16250	644.42									
2013	1210	15040	16250	644.28									

P I O J e c t  
 413-00000 SCIOTO RIVER CONSE fac's ben acr. charged  
 2019/A  
 occupancy 0 AS CLASSED \*DWELLING COMPUTATIONS  
 sq-ft value  
 story hgt  
 story lvt  
 floor lvt

subtotal  
 roof  
 B I 2 U A  
 plumbing 3700-  
 local value 3700-  
 econ factor 106  
 code 0206  
 call back:  
 sign:  
 date: 3/02/12 lister:KD  
 12-337000.1800-V12301AR

"Subsist property"



MARION TWP  
MARTON CORP/MRN CITY ISD 00120 10/27/20  
R e a l P r o p e r t y R e c o r d  
MARION COUNTY, OHIO  
JOAN M. KASCHIS, AUDITOR  
12-337000.3600  
56.00-032.00  
JES

2017 NUCCOR STEEL MARION INC 12/31/14 8:49:32  
2018 NUCCOR STEEL MARION INC 12/31/14  
2019 NUCCOR STEEL MARION INC 12/31/14  
0000 NUCCOR STEEL MARION INC 12/31/14  
788 CHERNEY AVE 7441  
MARION OH 43302 \$34000 230 36.00  
W A R P T W L O T 7 4 4 1 P G 3 7

2020  
2021  
39.00 x 66.5  
SHP+ cons type, fc, sq-ft value  
VACANT  
2/12/18 PER 2015 ARIAD DMLG & SHED HAS BEEN RAZED  
REMOVED THE ENTIRE VALUE FOR 1/1/18 CM;

Year	Land	bidg	total	net tax	sales	co:land	co:bidg
2015	1460	3350	10810	431.60	34000	3710	26200
2016	1300	1170	10470	427.30		3200	31310
2017	1300	1170	10470	427.30		3200	31310
2018	1300	1170	10470	427.30		3200	31310
2019	1300	1170	10470	427.30		3200	31310
2013	1300	1170	10470	427.30		3200	31310

P r o p e r t y  
413-0000 SCIOTO RIVER CONSE fac's ben acrr charged 2019/A  
788 CHERNEY AV  
Occupancy 0 AS CLASSIFIED \*DWEELLING COMPUTATIONS  
sq-ft value  
Front lot  
acres/ effectv  
frntge frntge 73 .79  
134 106 4130  
AV  
scale: per horiz, per vert char  
true value 4130

-----  
B I Z U A  
P l u n d i n g 3700-  
L o t a l v a l u e 3700-  
e c o n f a c t o r 106  
code 0206  
call back: - - - - -  
sign: date: 3/02/12 lister:KD  
-----12-337000.3600-V123014R

"Subjct Property"



# Data For Parcel 123370002000

## Base Data

**Parcel:** 123370002000  
**Owner:** TEETS ROY E  
**Address:** 775 GILL AV MARION OH 43302-6201



## Mailing Address

**Mailing Name:** TEETS ROY E  
**Address:** 2752 EAST RIVER RD  
**City State Zip:** MARION OH 43302

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT E LOT 7443 PG 37 230 37.00 20.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$530.52	<b>Neighborhood:</b>	0206
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$3,860.00	\$1,351.00
<b>Building Value:</b>	\$34,460.00	\$12,061.00
<b>Total Value:</b>	\$38,320.00	\$13,412.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$13,412.00	

## Following Year (TY 2020) Valuation/Legal Description

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT E LOT 7443 PG 37		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$3,860.00	\$1,351.00	
<b>Building Value:</b>	\$34,460.00	\$12,061.00	
<b>Total Value:</b>	\$38,320.00	\$13,412.00	
<b>CAUV Value:</b>			
<b>Taxable Value:</b>	\$13,412.00		

## Notes

Note Type	Card	Notes
SALES NOTES	1	4/22/09 RECD VQ DISTRESSED SALE FRM BANK, CASH CW 2/08/13 DP FILED DUE TO DWLG CONVERT TO SINGLE FAMILY DWLG, CHG CLS FOR 1/1/13 CW

## Property Image



[Click here to view a larger image.](#)

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# Data For Parcel 123370002100

## Base Data

**Parcel:** 123370002100  
**Owner:** SWINSON SHERRI  
**Address:** 771 GILL AV MARION OH 43302-6201



### Mailing Address

**Mailing Name:** SWINSON SHERRI  
**Address:** 771 GILL AVE  
**City State Zip:** MARION OH 43302-6201

### Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

### Current Legal

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT E LOT 7444 PG 37 230 37.00 21.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$590.24	<b>Neighborhood:</b>	0206
<b>CAUV Application Number:</b>			

### Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$3,860.00	\$1,351.00
<b>Building Value:</b>	\$38,770.00	\$13,569.50
<b>Total Value:</b>	\$42,630.00	\$14,920.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$14,920.50	

### Following Year (TY 2020) Valuation/Legal Description

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT E LOT 7444 PG 37		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$3,860.00	\$1,351.00	
<b>Building Value:</b>	\$38,770.00	\$13,569.50	
<b>Total Value:</b>	\$42,630.00	\$14,920.50	
<b>CAUV Value:</b>			
<b>Taxable Value:</b>	\$14,920.50		

### Notes

Note Type	Card	Notes
SALES NOTES	1	3/27/08 FILED BOR 08-92 SH 10/6/08 BOR HEARING DISMISSED, DUE TO NOT SHOWING UP FOR HEARING NO CHG CW

### Property Image



[Click here to view a larger image.](#)

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# Data For Parcel 123370004700

## Base Data

**Parcel:** 123370004700  
**Owner:** BOWMAN WILLIAM M & CAROLYN SURV  
**Address:** GILL AV MARION OH 43302



## Mailing Address

**Mailing Name:** BOWMAN WILLIAM M & CAROLYN  
**Address:** 766 GILL AVE  
**City State Zip:** MARION OH 43302

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

<b>Legal Description:</b>	AVONDALE RE CO 2ND LOT 7437 PG 37 230 37.00 47.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	500 RESIDENTIAL VACANT LAND
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$35.62	<b>Neighborhood:</b>	0206
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$2,570.00	\$899.50
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$2,570.00	\$899.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$899.50	

## Following Year (TY 2020) Valuation/Legal Description

<b>Legal Description:</b>	AVONDALE RE CO 2ND LOT 7437 PG 37		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$2,560.00	\$896.00	
<b>Building Value:</b>			
<b>Total Value:</b>			
<b>CAUV Value:</b>			
<b>Taxable Value:</b>			

## Notes

No data found for this parcel.

## Property Image

An image not available for this property.  
[Click here to view a larger image.](#)



# Data For Parcel 123370004400

## Base Data

**Parcel:** 123370004400  
**Owner:** WELSHHANS KENNETH & MARQUITA  
**Address:** 758 GILL AV MARION OH 43302-6202



### Mailing Address

**Mailing Name:** WELSHHANS KENNETH & MARQUITA  
**Address:** 865 OAK DR  
**City State Zip:** MARION OH 43302

### Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

### Current Legal

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT N LOT 7435 PG 37 230 37.00 44.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$758.38	<b>Neighborhood:</b>	0206
<b>CAUV Application Number:</b>			

### Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$4,600.00	\$1,610.00
<b>Building Value:</b>	\$50,170.00	\$17,559.50
<b>Total Value:</b>	\$54,770.00	\$19,169.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$19,169.50	

### Following Year (TY 2020) Valuation/Legal Description

<b>Legal Description:</b>	AVONDALE RE CO 2ND PT N LOT 7435 PG 37		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$4,590.00	\$1,606.50	
<b>Building Value:</b>	\$50,180.00	\$17,563.00	
<b>Total Value:</b>	\$54,770.00	\$19,169.50	
<b>CAUV Value:</b>			
<b>Taxable Value:</b>	\$19,169.50		

### Notes

Note Type	Card	Notes
SALES NOTES	1	10/10/19 INFORMAL HEARING-ADD 10% FNC DPR DUE TO BEING OUTDATED/NEEDS A ROOF FOR 1/1/19 MW CW

### Property Image



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# Data For Parcel 123370004500

## Base Data

**Parcel:** 123370004500  
**Owner:** WATSON MARJORIE J  
**Address:** 762 GILL AV MARION OH 43302



## Mailing Address

**Mailing Name:** KRASCHINSKY MARJORIE J  
**Address:** 321 S GRAND AVE  
**City State Zip:** MARION OH 43302-5307

## Geographic

**City:** MARION  
**Tax District:** 12  
**Township:**  
**School District:** MARION CITY

## Current Legal

<b>Legal Description:</b>	AVONDALE RE CO 2ND LOT 7435-6 PG 37 230 37.00 45.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$539.20	<b>Neighborhood:</b>	0206
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$3,110.00	\$1,088.50
<b>Building Value:</b>	\$35,830.00	\$12,540.50
<b>Total Value:</b>	\$38,940.00	\$13,629.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$13,629.00	

## Following Year (TY 2020) Valuation/Legal Description

<b>Legal Description:</b>	AVONDALE RE CO 2ND LOT 7435-6 PG 37		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$3,120.00	\$1,092.00	
<b>Building Value:</b>	\$35,830.00	\$12,540.50	
<b>Total Value:</b>	\$38,950.00	\$13,632.50	
<b>CAUV Value:</b>			
<b>Taxable Value:</b>	\$13,632.50		

## Notes

No data found for this parcel.

## Property Image



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