

CITY OF MARION, OHIO  
APPLICATION TO THE BOARD OF ZONING APPEALS

The undersigned Gregory Draper, M. Ed on behalf of Mt. Zion Missionary Baptist Church, hereby makes application to the Board of Zoning Appeals under its powers defined in Title X, Chapter 1169, Section 1169.01 Original Jurisdiction Application.

Application to the Board of Zoning Appeals for a permit is hereby made in reference to Section 1154 titled Unincorporated Single family home regulations for the property known as 1606 Grant St.

Applicant further states the following to be the grounds on which the approval should be granted:

This is a pilot program sponsored by the Church to develop transitional work-force housing. The desired home size of 12x24 = 367 SF total of small two story home. This is smaller than the required 900' and 22x22' dimensions in the code. Goals is to have three homes on a parcel 100' x 130' in size. Homes to front on Grant St.

Gregory Draper  
Applicant's Signature

Gregory Draper  
Owner's Signature

475 Fairground Rd  
Mailing Address

9-25-19  
Date

614-556-3186  
Telephone Number

Application Filed: 09.26.2019

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

(6)

## Procedure for a Variance Permit

1. Names and address' of all abutting property owners are to be attached and made a part of this application. This form is to be taken to the **Marion County Auditor's Office in the County Building, 222 West Center Street**. Allow some time for this to be completed by the personnel. The Auditor's office will certify this information.
2. **File a sketch or drawing of the property** described in the application and indicate all dimensions in feet.
3. File the application and land owners certified form including the fee with the Secretary to the Board of Zoning Appeals in the office of the Clerk of Council no less than fourteen (14) days prior to the meeting. (Board of Zoning Appeals meets on the second Tuesday of each month at 6:30 p.m. in Courtroom No. 1 at City Hall).
4. After you file with the Secretary, a legal notice will be published in the newspaper and all abutting property owners will be notified by certified mail. **YOU WILL NOT BE NOTIFIED BY CERTIFIED MAIL.** You will be sent a letter notifying you of the date and time for the meeting by regular mail at the address provided by you.
5. Following the meeting of the Board of Zoning Appeals, if your application is approved, you must obtain the proper permit from the Zoning Inspector.
6. There is a **\$100.00** fee per application. Other charges may apply. This amount must be made payable to the City of Marion by Check or Money Order or Cash.
7. The Applicant and/or Owner **must attend** the Board of Zoning Appeals Meeting.

Abutting is defined as property contiguous (touching) and directly across the street or alley from the parcel, tract or lot which is being considered by the Board of Zoning Appeals for said permit.

If you have any questions, please contact the secretary to the Board at 740-387-4935.





**WORKFORCE HOUSING PROJECT SITE PROPOSAL**  
**606 GRANT STREET MARION, OH**  
 (Prairie Lawn Lot 4739-40 PG 18)

ELEVATION

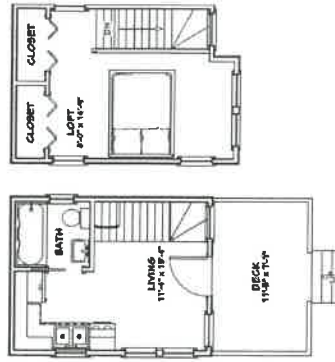


METAL ROOF: [Color swatch]

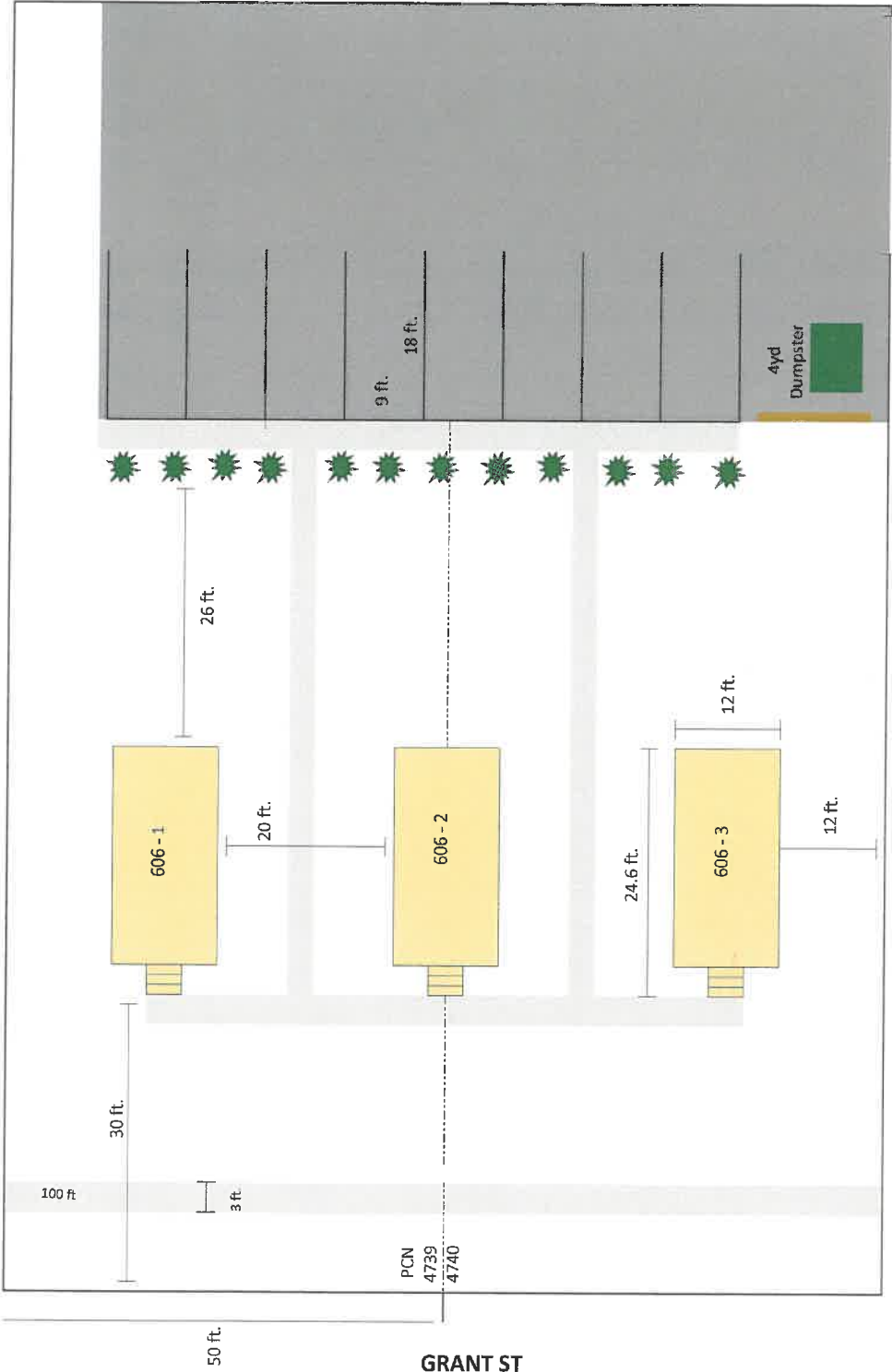
SIDING: [Color swatches]

DOOR: [Color swatches]

FLOOR PLAN



- Loft, bath, refrigerator, range
- Sq. Ft: 367 (192.1st, 175.2nd)
- 12'-0" wide, 24'-5" deep (w/porch & steps)
- Main roof pitch: 11/12
- Ridge height: 25'
- Wall heights: 8'
- Foundation: Slab
- Lap siding (vinyl)



ALLEY

- Est. elect tap in 3000 x 3 = 9000
- Est. water tap in 1400 x 3 = 4200
- Est. concrete slabs/walks 1656 x 5.20/sf = 8612
- Est. construction 67/sf x 24,600 x 3 = 73,800
- Est. asphalt parking 4.50/sf @ 3827 = 17,227
- Est 6ft parking stops 41 ea. x 8 = 380 + install = 500
- Est. grass and plantings = 1000
- Est. furniture and finishings 2000 x 3 = 6000
- Est. contingency = 1500

Est. Project Cost 121,900

GRANT ST



**ADJOINING AND ABUTTING LISTING**

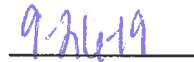
The following is a list of all adjoining and abutting property owners for the property listed at:

606 Grant St. Marion, OH 43302

<u>Lot/Map #</u>	<u>Owner</u>	<u>Tax Mailing Address</u>	<u>Property Address</u>
4738	Debra Bentley	620 Grant St. Marion, OH 43302	Grant St.
4752-54	Josh Daniels & Co LLC	1093 Edison Ave. Marion, OH 43302	607 Tyler St.
4725-6	Marvin Sims		603 Grant St.
4727	Makensie Coolbaugh		597 Grant St.
4741-2	Herbert J V Peraza Etal		588 Grant St.
4755-7	Beartrax LLC	708 Vernon Hts. Blvd.	583 Tyler St.



Applicant Signature:



Date:



Marion Co. Auditor

# OF LINES: 6

# OF COPIES: 8

Color Map: 0

TOTAL: \$1.40





MARION TWP	9/26/19	sale	PRORPT	REC'D	MARION COUNTY, OHIO	AUDITOR	12-118000.2800	exm
MARION CORP/MRN CITY USD	00120	9/26/19			JOAN W. KASOTIS		17.00-026.00	con
2016 KALPES INC		3/10/09		47.49	2017	2018	2020	ca ma
2017 KALPES INC		3/10/09		2016	2017	2018	2019	685
2018 MARION COUNTY LAND		2/21/17		620	620	620	620	8250
0000 MARION COUNTY LAND		2/21/17		7890	7890	7890	7890	8250
REUTILIZATION CORP		GMD LOT 4739-40 PG 18		25630t	7890t	7890t	7890t	8250t
606 GRANT ST				2760	2760	2760t	2760t	2890
2019 CHURCH MT ZION MISSIONARY	1/12/18			5210	2760t	2760t	2760t	2890
BAPTIST	LMD			8270t				
606 GRANT ST				335.38				
MARION OH 43302-2616				266.20				
2020								

VACANT

3/15/06 #308 also includes par -2700 RR; 2/9/06  
 TTD REMOVE 2 XTRA 3-FIXT & ADD A/C & CHG 12X18 EFP  
 TO OP FOR 1/1/06 KJ JF; 11/13/08 #1102 parc .2700  
 also part of sale dt; 7/1/11 PRL-307 DUE TO 10%  
 PENALTY, 7/13 PENALTY DENIED CM; 9/15/11 DELETED PAR  
 -2700 & C/W THIS PAR DUE TO BLDG ENCROACHMENT FOR  
 1/1/11 CP RR; 12/31/14 MAILED DP PER FIRE/STAR DF;  
 1/21/15 DP FILED DUE TO DWLG FIRE, 4/7/15 FIELD CKD  
 EXTENSIVE DAMAGE, CHG PHY DPR TO 60% &  
 ADD 40% ENG DPR CK16 FOR REPAIRS OR DEMO  
 AW CM; 8/22/16 NCL6, NO CHG DWLG STILL STANDING  
 AND BOARDED UP NW CM; 2/21/17 PROPERTY TAKEN BY  
 MARION CO. LAND BANK CM; 5/23/17 DP FILED DUE TO  
 RAZED 5/9/17, 5/26/17 FIELD CKD VERIFIED REMOVED  
 ENTIRE VALUE FOR 1/1/17 NW CM; 2/9/18 REC'D DP ON  
 RAZED DWLG RM; 1/4/19 CHG FRM EXM TO RES FOR  
 1/1/19 CM; 2/14/19 EXEMPT APP W736 SENT TO  
 DTE CM; 3/27/19 EXEMPTION GRANTED PRR DTE BE0285  
 EFFECTIVE 1/1/19 CM;

year	Land	bidg	total	net tax	sales	co:land	co:bidg	acres/	effecty	depth	actual	effecty	extnd	influnce	true
2015	2760	5400	8160	333.04	25000	7890	15740	100.00	130	1.05	105	110	11000	25	8250
2014	2760	15910	18670	761.56	40000	6000	49770								
2013	2760	15910	18670	761.38	72000	5400	46660								
2012	3780	16200	19980	821.98	36000	5280	45310								

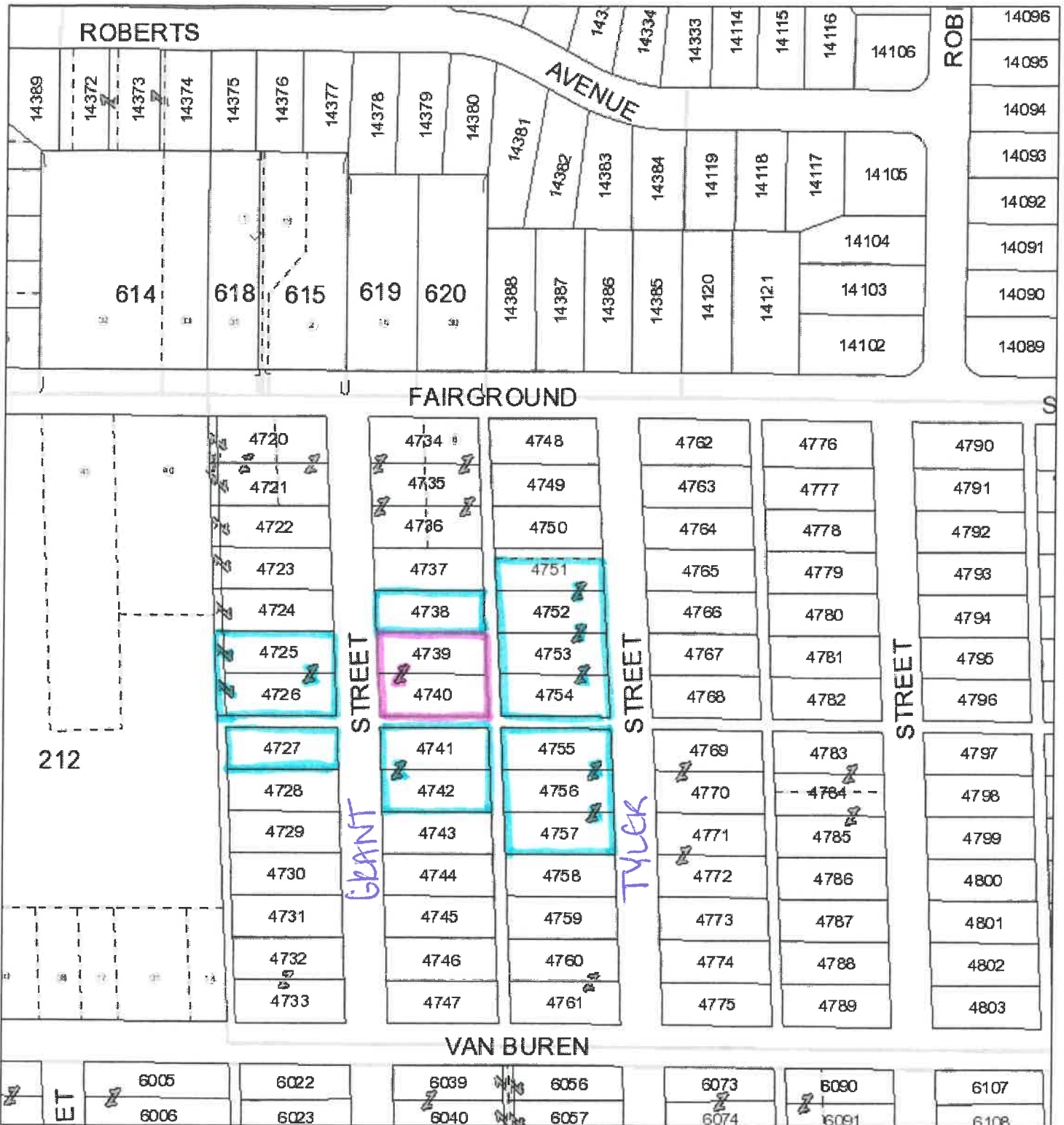
P r o j e c t 413-0000 SCIOTO RIVER CONSE fac.s:ben agr charged 2018/A

code 0090 call back: sign: date: 10/08/18 lister:PSN-----12-118000.2800-v123014R

"Subject Property"  
 Joan W Kasotis RS  
 9-26-19



# GIS Map



9/26/2019, 8:01:32 AM

1:2,000

## Search Results: Property Search

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

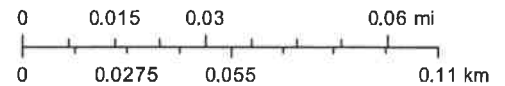
- Boundaries
- City & Villages

## Tie Marks

- ↔ Full Tie
- ⊥ Half Tie

*(highlighted in purple)*

*"Subject property"*



*Jean M Kaschis RS  
9-26-19*



# Data For Parcel 121180002600

## Base Data

**Parcel:** 121180002600  
**Owner:** BENTLEY DEBRA  
**Address:** GRANT ST MARION OH 43302



## Mailing Address

**Mailing Name:** BENTLEY DEBRA  
**Address:** 620 GRANT ST  
**City State Zip:** MARION OH 43302-2616

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOT 4738 PG 18 210 18.00 26.00		
<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>	\$57.36	<b>Neighborhood:</b>	0090
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$4,140.00	\$1,449.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$4,140.00	\$1,449.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$1,449.00

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>			
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$0.00	\$0.00	
<b>Building Value:</b>	\$0.00	\$0.00	
<b>Total Value:</b>	\$0.00	\$0.00	
<b>CAUV Value:</b>	\$0.00	\$0.00	
<b>Taxable Value:</b>		\$0.00	

## Notes

Note Type	Card	Notes
SALES NOTES	1	9/10/12 EX#665 ETAL:MICHAEL,PIERRE LAVETTE & DEBRA BENTLEY DF 8/30/18 EX603 ETAL:DEBRA BENTLEY RS 8/30/18 #969 PARC .2500 ALSO PART OF SALE RS

## Property Image

An image not available for this property.  
 Click here to view a larger image.

*The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.*

# Data For Parcel 121180005300

## Base Data

**Parcel:** 121180005300  
**Owner:** JOSH DANIELS & CO LLC  
**Address:** 607 TYLER 615 & 623 ST MARION OH 43302



## Mailing Address

**Mailing Name:** JOSH DANIELS & CO LLC  
**Address:** 1093 EDISON AVE  
**City State Zip:** MARION OH 43302

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOT 4752-53-54 & PT LOT 4751 PG 18 210 18.00 53.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	401 APARTMENTS - 4 TO 19 RENTAL UNITS
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$324.98	<b>Neighborhood:</b>	0090
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$19,740.00	\$6,909.00
<b>Building Value:</b>	\$218,960.00	\$76,636.00
<b>Total Value:</b>	\$238,700.00	\$83,545.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$83,545.00	

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>	Acreage: 0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$0.00	\$0.00	
<b>Building Value:</b>	\$0.00	\$0.00	
<b>Total Value:</b>	\$0.00	\$0.00	
<b>CAUV Value:</b>	\$0.00	\$0.00	
<b>Taxable Value:</b>	\$0.00		

## Notes

Note Type	Card	Notes
SALES NOTES	1	4/17/08 #335 PARC .5600, .5500 & .5400 ALSO PART OF SALE DF 6/12/08 PER CITY ENG ISSUED 607 TYLER ST RR 6/2/08 ZPERMIT TRIPLEX \$100,000 CW 1/12/09 CORRECTED LAND VALUE FOR 1/1/08 CW 6/17/09 3 APT NITS EACH 100% COMP 1/1/09 LG RR 8/27/09 DELETED PARS -5400, -5500, -5600 & C/W THIS PAR DUE TO BLDG ENCROACHMENT FOR 1/1/09 RR 9/28/09 CRA ABATEMENT FOR 10YRS FOR THE BLDG INMPROV STARTING
OTHER NOTES	1	2009 & ENDING 2018, REMOVED FOR TAX YR 2019 CW
OTHER NOTES	1	1/24/12 BOR 12-47 FILED ON 2011 VALUES CW

OTHER NOTES 1 8/8/12 BOR 12-47 BOARD VOTED NO CHANGE FOR 1/1/11 CW  
OTHER NOTES 1 3/6/13 BOR12-47 VALUE SET AT \$17,060 AT THE BTA FOR TAX YRS 2011 & 2012 CW

Property Image



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

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# Data For Parcel 121180001400

## Base Data

**Parcel:** 121180001400  
**Owner:** SIMS MARVIN L  
**Address:** 603 GRANT ST MARION OH 43302-2615



## Mailing Address

**Mailing Name:** SIMS MARVIN L  
**Address:** 603 GRANT ST  
**City State Zip:** MARION OH 43302-2615

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOT 4725-6 & PT VAC ALLEY PG 18 100.00 x 130.0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Legal Acres:</b>	0	<b>Number of Cards:</b>	1
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Neighborhood:</b>	0090
<b>Net Annual Tax:</b>	\$1,076.92		
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$8,660.00	\$3,031.00
<b>Building Value:</b>	\$71,340.00	\$24,969.00
<b>Total Value:</b>	\$80,000.00	\$28,000.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$28,000.00	

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>			
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$0.00	\$0.00	
<b>Building Value:</b>	\$0.00	\$0.00	
<b>Total Value:</b>	\$0.00	\$0.00	
<b>CAUV Value:</b>	\$0.00	\$0.00	
<b>Taxable Value:</b>	\$0.00		

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	\$52,000 ADDN PERMIT 1/97
LAND NOTES	1	30X15 ADDN 100% COMPLETE
OUTBUILDING NOTES	1	1/1/98 CHANGE GRADE FROM 80% TO 90% BN 1/29/98
SALES NOTES	1	10/12/99 GARAGE 24X24 CHG COND A TO F & PHY DPR 50% TO 65 % PER LKM EFFECTIVE 2000. 2/9/06 NOH ADD A/C & 10X12 SHED/PP FOR 1/1/06 KJ JF 9/6/17 DELETE PAR .1500 & C/W THIS PAR DUE TO BLDG ENCROACHMENT 7 CP RR

Property Image



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

*The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.*

# Data For Parcel 121180001300

## Base Data

**Parcel:** 121180001300  
**Owner:** COOLBAUGH MAKENSIE  
**Address:** 597 GRANT ST MARION OH 43302-2644



## Mailing Address

**Mailing Name:** COOLBAUGH MAKENSIE  
**Address:** 597 GRANT ST  
**City State Zip:** MARION OH 43302-2644

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOT 4727 PG 18 210 18.00 13.00	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Legal Acres:</b>	0	<b>Number of Cards:</b>	1
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Neighborhood:</b>	0090
<b>Net Annual Tax:</b>	\$593.40		
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$4,140.00	\$1,449.00
<b>Building Value:</b>	\$38,710.00	\$13,548.50
<b>Total Value:</b>	\$42,850.00	\$14,997.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$14,997.50	

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>		
<b>Acreage:</b>	0	
	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$0.00	\$0.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$0.00	\$0.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$0.00	

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	10/12/99 GARAGE 20X10 CHG
LAND NOTES	1	COND F TO A & PHY DPR 60%
OUTBUILDING NOTES	1	TO 40% PER LKM EFFECTIVE 2000
SALES NOTES	1	F/17/01 #1099 2 YRS BACK TAXES DUE AT CLOSING 6/8/06 RC#619 FAMILY TRANSFER DF 2/9/06 NOH ADD 26X18 WDD & CHG 12X8 OMP TO EMP & REMOVE 8X10 SHED /PP FOR 1/1/06 KJ JF 3/27/07 #367 FAMILY TRANSFR 200 ALSO PART OF SALE DF 6/16/17 L/C TO ALEX KITTS FOR \$30,000 PARC .1200 ALSO INCLD IN L/C AGREEMENT RM

8/13/18 L/C COMPLETE ALSO INCLDS PARC .1200 RS  
10/15/18 #1177 PARC .1200 ALSO PART

OTHER NOTES 1 OF SALE RS

Property Image



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

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# Data For Parcel 121180003000

## Base Data

**Parcel:** 121180003000  
**Owner:** PERAZA HERBERT J V ETAL SURV  
**Address:** 588 GRANT ST MARION OH 43302-2645



## Mailing Address

**Mailing Name:** PERAZA HERBERT J V ETAL SURV  
**Address:** 588 GRANT ST  
**City State Zip:** MARION OH 43302-2645

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOT 4741-2 PG 18 50.00 x 130.0	<b>Land Use:</b>	510 SINGLE FAMILY DWELLING
<b>Legal Acres:</b>	0	<b>Number of Cards:</b>	1
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Neighborhood:</b>	0090
<b>Net Annual Tax:</b>	\$1,076.02		
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$8,260.00	\$2,891.00
<b>Building Value:</b>	\$69,460.00	\$24,311.00
<b>Total Value:</b>	\$77,720.00	\$27,202.00
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$27,202.00

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>			
<b>Acres:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$0.00	\$0.00	
<b>Building Value:</b>	\$0.00	\$0.00	
<b>Total Value:</b>	\$0.00	\$0.00	
<b>CAUV Value:</b>	\$0.00	\$0.00	
<b>Taxable Value:</b>			\$0.00

## Notes

Note Type	Card	Notes
BUILDING NOTES	1	NC20
SALES NOTES	1	2/5/01 VQ 7/01 ZPERMIT AGPOOL 6/25/02 NO N/C RG 1/22/14 #42 PARC .2900 ALSO PT OF SALE DF 2/26/14 #142 PARC .2900 ALSO PT OF SALE DF 7/21/14 ZPERMIT HOME REMODEL W/ADDN \$20,000 EB 5/19/15 1FA:524 IS THE HALF IS 80% COMP 1/1/15, OMP 14X6 IS NOW OFF/OMP THE OFF IS 80% COMP 1/1/15, CPY/PAT 4X6 & CPY/WDD 4X13 ARE

SALES NOTES	2	80% COMP 1/1/15 CK16 FOR COMPL AW RR 8/22/16 NC16 NOH LEFT DH,EST NO CHG MW 2/5/01 VQ 7/01 ZPERMIT AGPOOL 6/25/02 NO N/C RG 1/22/14 #42 PARC .2900 ALSO PT OF SALE DF 2/26/14 #142 PARC .2900 ALSO PT OF SALE DF 7/21/14 ZPERMIT HOME REMODEL W/ADDN \$20,000 EB 5/19/15 1FA:524 IS THE HALF IS 80% COMP 1/1/15, OMP 14X6 IS NOW OFF/OMP THE OFF IS 80% COMP 1/1/15, CPY/PAT 4X6 & CPY/WDD 4X13 ARE 80% COMP 1/1/15 CK16 FOR COMPL AW RR 8/22/16 NC16 NOH LEFT DH,EST NO CHG MW
OTHER NOTES	1	CW
OTHER NOTES	1	10/4/16 ZPERMIT ADDN TO DWLG \$20,000 EB
OTHER NOTES	1	5/26/17 DWLG VAC LEFT DH, EST OFF:84, CPY/ PAT:24, CPY/WDD:52 100% COMP, WDD 12X10 50% COMP, HFA:262, OFF 10X4 & RFX 5X4 80% COMP, RAZED PAT:258 & REPLACED W/IRREG 1FA @ 60% COMP, ADDED ON TO EXISTING 1FA @ 60% COMP, DETACHED GARAGE 24X30 FM PAR .2900 IS NOW ATTACHED TO DWLG AT 50% COMP FOR 1/1/17 CK18 FOR COMPLETION MW RR
OTHER NOTES	1	6/29/17 DELETED PAR .2900 & C/W THIS PAR DUE TO BLDG EN- CROACHMENT FOR 1/1/17 CP RR
OTHER NOTES	1	4/27/18 NC18 EST HALF STORY 262SF,OFF,RFX & WDD TO BE 100% FOR 1/1/18 AFG TO BE 80% CK19 FOR COMPLETION MW CW
OTHER NOTES	1	4/9/19 #327 ETAL:ANA MARIA CALZADO DE VIDAL RS
OTHER NOTES	1	6/21/19 NC19 EST AFG TO BE COMPLETE,EST SOME PROGRESS HAS BEEN MADE ON DWLG ADJ FNC DPR TO 45% FOR 1/1/19 CK20 MS CW

Property Image



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

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# Data For Parcel 121180005000

## Base Data

**Parcel:** 121180005000  
**Owner:** BEARTRAX LLC  
**Address:** 583 TYLER ST MARION OH 43302



## Mailing Address

**Mailing Name:** BEARTRAX LLC  
**Address:** 708 VERNON HTS BLVD  
**City State Zip:** MARION OH 43302

## Geographic

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

## Current Legal

<b>Legal Description:</b>	PRAIRIE LAWN LOTS 4755-7 PG 18 210 18.00 50.00		
<b>Legal Acres:</b>	0	<b>Land Use:</b>	401 APARTMENTS - 4 TO 19 RENTAL UNITS
<b>Tax District:</b>	12 MARION CORP-MARION CITY	<b>Number of Cards:</b>	1
<b>Net Annual Tax:</b>	\$1,853.92	<b>Neighborhood:</b>	0090
<b>CAUV Application Number:</b>			

## Current Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$15,740.00	\$5,509.00
<b>Building Value:</b>	\$96,890.00	\$33,911.50
<b>Total Value:</b>	\$112,630.00	\$39,420.50
<b>CAUV Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>		\$39,420.50

## Following Year (TY 2018) Valuation/Legal Description

<b>Legal Description:</b>	0		
<b>Acreage:</b>	0		
	Appraised (100%)	Assessed (35%)	
<b>Land Value:</b>	\$0.00	\$0.00	
<b>Building Value:</b>	\$0.00	\$0.00	
<b>Total Value:</b>	\$0.00	\$0.00	
<b>CAUV Value:</b>	\$0.00	\$0.00	
<b>Taxable Value:</b>		\$0.00	

## Notes

Note Type	Card	Notes
DWELLING NOTES	1	2 APARTMENT BUILDINGS
LAND NOTES	1	3 UNITS IN EACH BLDG
SALES NOTES	1	12/31/08 #1254 PARC 12-104000.4300 ALSO PART OF SALE TOTAL PRICE FOR BOTH \$200,000 DF 6/16/09 RECD VQ, BY OWNER LOAN FRM SELLER CW 1/13/10 MAILED DP FORM PER FIRE/STAR DF

## Property Image



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

*The CAMA data presented on this website is current as of 9/25/2019 6:18:49 AM.*



**PAYMENT DATE**

09/26/2019

**COLLECTION STATION**

Auditor 2

**RECEIVED FROM**

Gregory Draper

**DESCRIPTION**

Variance Request for 606 Grant Street

City of Marion  
233 West Center Street  
Marion, Ohio 43302  
740-387-2020  
www.marionohio.us

**BATCH NO.**  
2019-09006713  
**RECEIPT NO.**  
2019-00081923  
**CASHIER**  
Cathy Chaffin

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
VAR/ZON AMND FEE	Variance/Zoning Amendment Fee 101.1000 Fahey Cash General \$100.00 101.1018.4620 Zoning Code Amendment Fees \$100.00	\$100.00						
<b>Payments:</b>	<table border="1"> <thead> <tr> <th data-bbox="430 598 592 630"><b>Type</b></th> <th data-bbox="592 598 1047 630"><b>Detail</b></th> <th data-bbox="1047 598 1161 630"><b>Amount</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="430 630 592 703">Check</td> <td data-bbox="592 630 1047 703">1020</td> <td data-bbox="1047 630 1161 703">\$100.00</td> </tr> </tbody> </table>	<b>Type</b>	<b>Detail</b>	<b>Amount</b>	Check	1020	\$100.00	
	<b>Type</b>	<b>Detail</b>	<b>Amount</b>					
Check	1020	\$100.00						
	<b>Total Amount:</b>	<b>\$100.00</b>						

Customer Copy

