

Property Address: CHESTNUT TO VINE ST, MARYSVILLE 43040

DTE Code: 370



29-0003128.1000

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-08-01-014.000

LEGAL INFORMATION

ABANDED RAIL
VMS 3351
BK 66 PG 815 TKS-3
GEMINI LAND LIMITED

Acres:0.7750

Neighborhood
4296

Map:
Block:
Card:

Bk:	Pg:
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CHESTNUT TO VINE ST
MARYSVILLE, OH 43040

COMMENT
TY2023:Net Gen=\$517.72, Other Assessment=\$0.00
GEMINI LAND LIMITED
ONE ECONOMIC UNIT WITH PCL 2900041910000
2019 INFORMAL ADJUST LAND BREAKDOWN
2019 REVAL RMV LAND FACTOR

Sales Data	Date
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Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	FM	03/28/07
01/17/1997	121,250	UNK : 54:0.7750	300	☐	Pricer:	RAD	
				☐	Reviewer:		
				☐	Final:		
				☐	Call Back:		
				☐	Visit:		

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2023 (74.38)	2022 (73.23)	2021 (78.65)	2020 (78.53)
REASON FOR CHANGE		MISC	RAPP	MISC	MISC
ESTIMATED	<u>LAND</u>	19,880	19,880	19,880	19,880
MARKET VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	19,880	19,880	19,880	19,880
ASSESSED	<u>LAND</u>	6,960	6,960	6,960	6,960
VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	6,960	6,960	6,960	6,960
NET GENERAL		517.72	509.68	547.44	546.54

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS ☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	
☐ CURBS	☐ STANDARD	☐ 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	
2:Secondary	A:0.37	37,500				13,880	0		
3:Reserve	A:0.4	15,000				6,000	0		
Totals:	Total Acres .7700					19,880	0		19,880

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VALUATION SUMMARY					
VALUE YEAR (EFF RATE)		2019 (80.53)	2019 (80.53)	2018 (79.70)	2017 (78.91)
REASON FOR CHANGE		MISC	RAPP	MISC	MISC
ESTIMATED	<u>LAND</u>	19,880	28,880	14,440	14,440
MARKET VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	19,880	28,880	14,440	14,440
ASSESSED	<u>LAND</u>	6,960	10,110	5,050	5,050
VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	6,960	10,110	5,050	5,050
NET GENERAL		560.52		402.46	398.50

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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☐ DIRT	☐ LOW	☐ GAS ☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	
☐ CURBS	☐ STANDARD	☐ STANDARD	

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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
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VALUATION SUMMARY					
VALUE YEAR (EFF RATE)		2016 (78.73)	2015 (78.45)	2014 (78.18)	2013 (75.69)
REASON FOR CHANGE		RAPP	Misc	MISC	RAPP
ESTIMATED	<u>LAND</u>	14,440	14,440	14,440	14,440
MARKET VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	14,440	14,440	14,440	14,440
ASSESSED	<u>LAND</u>	5,050	5,050	5,050	5,050
VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	5,050	5,050	5,050	5,050
NET GENERAL		397.58	396.16	394.82	382.26

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