



29-0004191.0000

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-04-23-008.000

LEGAL INFORMATION

VMS 3351
BK 66 PG 815 SV 8-351
GEMINI LAND LIMITED

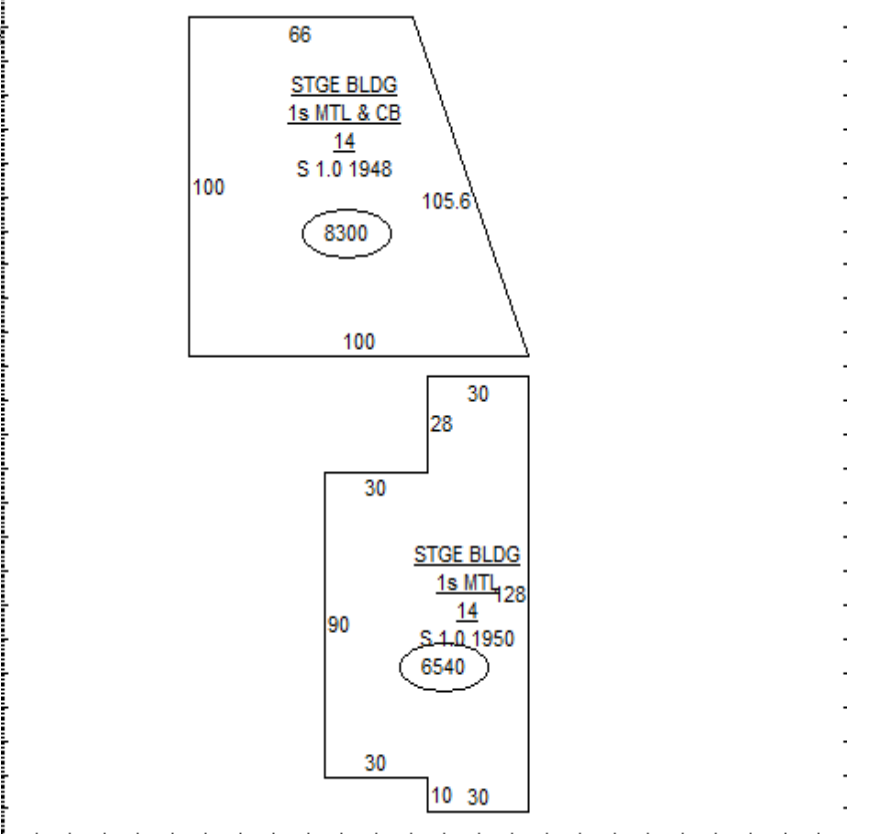
Acres:0.6270
Neighborhood
4296
Map:
Block:
Card:
Bk:Pg:

CHESTNUT ST
MARYSVILLE, OH 43040
COMMENT
TY2023:Net Gen=\$2,392.94, Other Assessment=\$0.00
GEMINI LAND LIMITED
ONE ECONOMIC UNIT WITH PCL 2900031281000
92 ac dec due to mapping

Sales Data						Date
Date	Amount	Deed:Conv#:	Acres	Use	Valid	Lister: FM 06/10/13
01/17/1997	121,250	UNK :	54:0.6270	370	☐	Pricer: RAD06/10/13
					☐	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 LAND	47,250	47,250	47,250	47,250
MARKET VALUE IMPR	44,660	44,660	44,660	44,660
TOTAL	91,910	91,910	91,910	91,910
ASSESSED LAND	16,540	16,540	16,540	16,540
VALUE IMPR	15,630	15,630	15,630	15,630
TOTAL	32,170	32,170	32,170	32,170
NET GENERAL	2,392.94	2,355.78	2,530.28	2,526.16

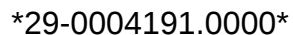
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:0.63	75,000				47,250	0	
Totals:	Total Acres .6300					47,250	0	47,250



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	

				EX WALL		A		ROOFING		A		WINDOW		A		DOORS		A		FOUNDATION		A		FRAMING		A																	
				STONE		☐		GABLE/HIP		☐		STORE FRT		☐		OVERHEAD				SLAB		☐		PRE ENG		☐																	
CLASS/QUALITY RANK				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		A						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		0		PLATE GLS		☐		RUBBER		☐		C S W		☐		MTL		☐		CON BLK		☐		SANDWICH		☐															
# STORIES		STORY HT		14		STUCCO		☐		BUILT UP		☐		FACADE		A		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		☐		Electric Wall		☐		CONCRETE		☐		☐		☐		☐		MASONRY				☐		☐		☐		☐		UNFINISHED				☐		☐		☐		☐			
Forced Air Unit		☐		Hot Water		☐		WOOD		☐		☐		☐		☐		WD STUD				☐		☐		☐		☐		FINISH OPEN				☐		☐		☐		☐			
Hot Water, Rad		☐		Space/ Wall Furnace		☐		TILE A Q V T		☐		☐		☐		☐		MTL STUD				☐		☐		☐		☐		FINISH DIV				☐		☐		☐		☐			
Steam		☐		Warm & Cld Air		☐		CARPET		☐		☐		☐		☐		CEILINGS				B		1		2		3		U		PANEL				☐		☐		☐		☐	
Ventilation		☐		Heat Pump		☐		ASPHALT		☐		☐		☐		☐		ACCUT/PANEL				☐		☐		☐		☐		PLASTER / DW				☐		☐		☐		☐			
Package Unit		☐		Ind TW Heat Pump		☐		GRAVEL		☐		☐		☐		☐		PLASTER/DW				☐		☐		☐		☐		BLOCK				☐		☐		☐		☐			
Hot & Cld Water		☐		Evaporated Cool		☐		DIRT		☐		☐		☐		☐		SUSP/OPEN				☐		☐		☐		☐		GLAZED TILE				☐		☐		☐		☐			
Floor Furnace		☐		Co-Ray-Vac		☐		STANDARD		☐						STANDARD				☐								STANDARD				☐											
Complete HVAC		☐		No Heat		☐		PLUMBING				A				A				LIGHTING				A				A															
Refrig. Cooling		☐		Standard		☐		NO PLUMBING				☐				EXTRA FIXTURES								FLUORESCENT				☐				METAL HALIDE				☐							
								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											
ITEM		CONST		HT		SIZE X SIZE		FL		AREA		UNITS		AGE		REM		CND		GRD		\$/UNIT		UNADJUSTED \$		PHY		FC		EC		MARKET VALUE											
A	499.071:STRG BLDG	S		14				1		6,540				1950				F		F		8.60		56,240		65		0		0		19,680											
AMENITY TOTAL																			0																								
																	TOTAL IMPR		44,660																								
COMMENTS																																											
PRIMARY 35,000 TO 30,000 PER APPR 2010																																											

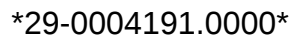


CHESTNUT ST
MARYSVILLE, OH 43040
COMMENT

Bk:	Pg:
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Andrea Weaver, Union

				EX WALL		B	ROOFING		B	WINDOW		B	DOORS		B	FOUNDATION		B	FRAMING		B										
				STONE		☐	GABLE/HIP		☐	STORE FRT		☐	OVERHEAD		☐	SLAB		☐	PRE ENG		☐										
CLASS/QUALITY RANK				BRICK		☐	SHED/FLAT		☐	CASEMENT		☐				CRAWL		☐	STEEL		☐										
A) FP STRUCT. STEEL FRAME		1. BASIC		CON BLK		☐	CON DECK		☐	DBLH		☐				PILE/COL		☐	REINF CONC		☐										
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C) MASONRY BEARING WALLS		3. AVE		ENAM STL		☐	WD DECK		☐	CANOPY		B				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		0		PLATE GLS		☐	RUBBER		☐	C S W		☐	MTL		☐	CON BLK		☐	SANDWICH		☐								
# STORIES		STORY HT		14		STUCCO		☐	BUILT UP		☐	FACADE		B	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		☐	Electric Wall		☐	CONCRETE		☐	☐	☐	☐	MASONRY				☐	☐	☐	☐	☐	UNFINISHED				☐	☐	☐	☐	☐		
Forced Air Unit		☐	Hot Water		☐	WOOD		☐	☐	☐	☐	WD STUD				☐	☐	☐	☐	☐	FINISH OPEN				☐	☐	☐	☐	☐		
Hot Water, Rad		☐	Space/ Wall Furnace		☐	TILE A Q V T		☐	☐	☐	☐	MTL STUD				☐	☐	☐	☐	☐	FINISH DIV				☐	☐	☐	☐	☐		
Steam		☐	Warm & Cld Air		☐	CARPET		☐	☐	☐	☐	CEILINGS				B	1	2	3	U	PANEL				☐	☐	☐	☐	☐		
Ventilation		☐	Heat Pump		☐	ASPHALT		☐	☐	☐	☐	ACCUT/PANEL				☐	☐	☐	☐	☐	PLASTER / DW				☐	☐	☐	☐	☐		
Package Unit		☐	Ind TW Heat Pump		☐	GRAVEL		☐	☐	☐	☐	PLASTER/DW				☐	☐	☐	☐	☐	BLOCK				☐	☐	☐	☐	☐		
Hot & Cld Water		☐	Evaporated Cool		☐	DIRT		☐	☐	☐	☐	SUSP/OPEN				☐	☐	☐	☐	☐	GLAZED TILE				☐	☐	☐	☐	☐		
Floor Furnace		☐	Co-Ray-Vac		☐	STANDARD		☐					STANDARD				☐					☐									
Complete HVAC		☐	No Heat		☐	PLUMBING				B				B	LIGHTING				B				B								
Refrig. Cooling		☐	Standard		☐	NO PLUMBING				☐				EXTRA FIXTURES				☐				FLUORESCENT				☐	METAL HALIDE				☐
						2 FIXTURE BATH				☐				STANDARD				☐	SODIUM VAP				☐	STANDARD				☐			
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ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE														
B	499.071:STRG BLDG	S	14		1	8,300		1948		F	F	8.60	71,380	65	0	0	24,980														
AMENITY TOTAL																	0														
TOTAL IMPR																	44,660														
COMMENTS																															



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MARYSVILLE, OH 43040
COMMENT

Bk:	Pg:
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Andrea Weaver, Union

