



MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-08-02-011.000

29-0002230.1000

LEGAL INFORMATION

ABANDED RAIL LINES
PT OF 185-186
BK 66 PG 815 TKS-3
GEMINI LAND LIMITED

Acres:0.1730
Neighborhood
4296
Map:
Block:
Card:
Bk: Pg:

S OAK ST
MARYSVILLE, OH 43040
COMMENT
TY2023:Net Gen=\$165.88, Other Assessment=\$0.00
GEMINI LAND LIMITED
ONE ECONOMIC UNIT WITH PCLS 2900041860000 AND 2900031290000
2019 INFORMAL CHG LAND TO SECONDARY
2019 REVAL CHG LAND
SEE MAP 3 FOR LOCATION OF PARCEL (VACATED 8TH ST) vacated alley ac inc
of .1980 ac 92 combine with .066 split from 29-3-44 (vacated alley) 92 split .046
ac to 29-3-44

Sales Data						Date
Date	Amount	Deed:Conv#:	Acres	Use	Valid	Lister: JM 04/23/13
01/17/1997	121,250	UNK : 54:0.1730		400	☐	Pricer: RAD04/23/13
					☐	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	6,380	6,380	6,380	6,380
MARKET VALUE IMPR	0	0	0	0
TOTAL	6,380	6,380	6,380	6,380
ASSESSED LAND	2,230	2,230	2,230	2,230
VALUE IMPR	0	0	0	0
TOTAL	2,230	2,230	2,230	2,230
NET GENERAL	165.88	163.30	175.40	175.12

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
2:Secondary	A:0.17	37,500				6,380		0
Totals:	Total Acres .1700					6,380		0

6,380	
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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	

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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 LAND	6,380	6,380	6,380	6,380
MARKET VALUE IMPR	0	0	0	0
TOTAL	6,380	6,380	6,380	6,380
ASSESSED LAND	2,230	2,230	2,230	2,230
VALUE IMPR	0	0	0	0
TOTAL	2,230	2,230	2,230	2,230
NET GENERAL	175.56	174.94	174.34	168.80

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .1700					6,380	0	6,380

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	
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VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2012 (67.36)			
REASON FOR CHANGE	TAX RATE			
ESTIMATED LAND	3,400			
MARKET VALUE IMPR	0			
	TOTAL 3,400			
ASSESSED LAND	1,190			
VALUE IMPR	0			
	TOTAL 1,190			
NET GENERAL	80.16			

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .1700					6,380	0	6,380

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☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ AG-RES
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