



29-0003129.0000

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-08-02-001.000

LEGAL INFORMATION

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

Acres:0.2000
Neighborhood
4296
Map:
Block:
Card:
Bk: Pg:

S OAK ST
MARYSVILLE, OH 43040
COMMENT
TY2023:Net Gen=\$195.64, Other Assessment=\$0.00
GEMINI LAND LIMITED
ONE ECONOMIC UNIT WITH PCLS 2900041860000 AND 2900022301000
2019 INFORMAL CHG LAND TO SECONDARY
2019 REVAL RMV LAND FACTOR

Sales Data						Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister: FM	04/23/13
01/17/1997	121,250	UNK : 54:0.2000	300	☐	Pricer: RAD	04/23/13
				☐	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	7,500	7,500	7,500	7,500
MARKET VALUE IMPR	0	0	0	0
	7,500	7,500	7,500	7,500
ASSESSED LAND	2,630	2,630	2,630	2,630
VALUE IMPR	0	0	0	0
	2,630	2,630	2,630	2,630
NET GENERAL	195.64	192.60	206.86	206.52

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
2:Secondary	A:0.2		37,500				7,500	0
Totals:	Total Acres .2000						7,500	0

	7,500
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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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01/17/1997	121,250	UNK : 54:0.2000		300	☐	Pricer: RAD04/23/13
					☐	Reviewer:
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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 LAND	7,500	15,000	7,500	7,500
MARKET VALUE IMPR	0	0	0	0
	7,500	15,000	7,500	7,500
ASSESSED LAND	2,630	5,250	2,630	2,630
VALUE IMPR	0	0	0	0
	2,630	5,250	2,630	2,630
NET GENERAL	211.80		209.60	207.54

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .2000					7,500	0	7,500

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	
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01/17/1997	121,250	UNK : 54:0.2000		300	☐	Pricer: RAD 04/23/13
					☐	Reviewer:
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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	7,500	7,500	7,500	7,500
MARKET VALUE IMPR	0	0	0	0
TOTAL	7,500	7,500	7,500	7,500
ASSESSED LAND	2,630	2,630	2,630	2,630
VALUE IMPR	0	0	0	0
TOTAL	2,630	2,630	2,630	2,630
NET GENERAL	207.06	206.32	205.62	199.08

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .2000					7,500	0	7,500

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐ INDUSTRIAL
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INFLUENCE FACTORS		
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