



29-0004186.0000

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-04-24-013.000

LEGAL INFORMATION

184 185P 186 187P
MATHIOTTTS ADD
BK 14 PG 96
GEMINI LAND LIMITED

243 S CHESTNUT ST
MARYSVILLE, OH 43040

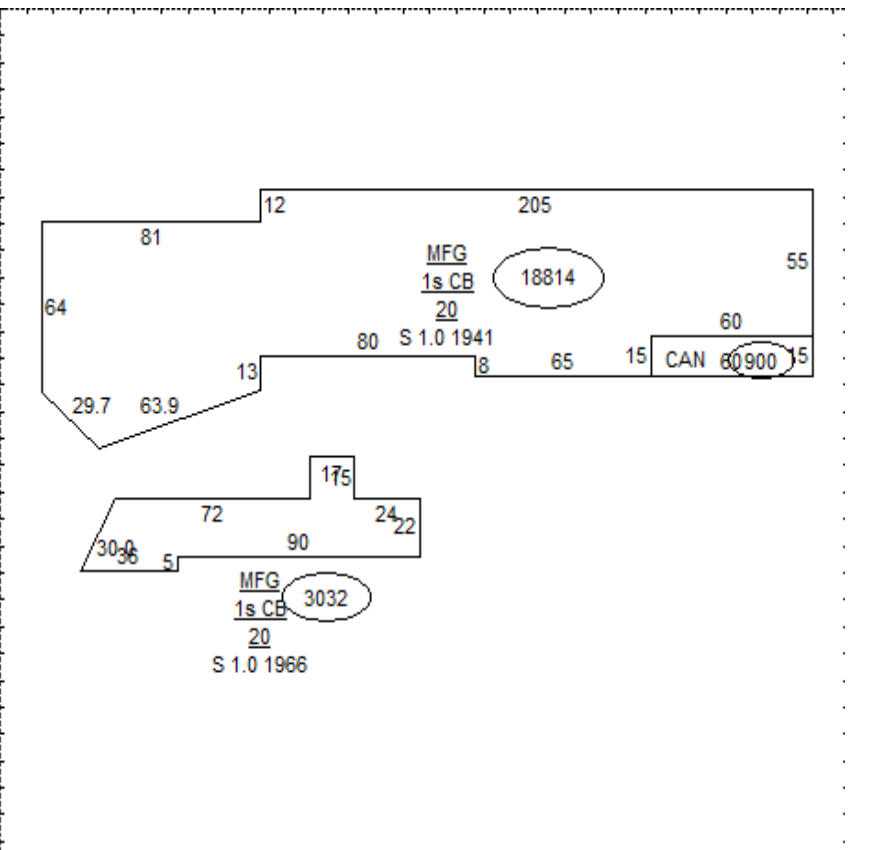
Acres:0.6900
Neighborhood
4296
Map:
Block:
Card:
Bk:Pg:

COMMENT
TY2023:Net Gen=\$4,495.80, Other Assessment=\$0.00
GEMINI LAND LIMITED
ONE ECONOMIC UNIT WITH PCLS 2900031290000 AND 2900022301000
2019 INFORMAL CHG PRICING CODE/GRADE
2019 REVAL ADD CANOPY

Sales Data						Date
Date	Amount	Deed:Conv#:	Acres	Use	Valid	Lister: FM 06/11/13
01/17/1997	121,250		UNK : 54:0.6900	370	☐	Pricer: RAD06/11/13
					☐	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	51,750	51,750	51,750	51,750
MARKET VALUE IMPR	120,950	120,950	120,950	120,950
TOTAL	172,700	172,700	172,700	172,700
ASSESSED LAND	18,110	18,110	18,110	18,110
VALUE IMPR	42,330	42,330	42,330	42,330
TOTAL	60,440	60,440	60,440	60,440
NET GENERAL	4,495.80	4,425.98	4,753.80	4,746.06

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:0.69		75,000				51,750	0
Totals:	Total Acres .6900						51,750	0



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		20	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				☐					☐															
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																				
A	330.000:MFG	C	20		1	18,814		1941		F	B	15.00	282,210	68	0	0	90,310																				
1	901.015:CAN			15 X 60	1	900		2016		A	F	11.00	9,900	11	0	0	8,810																				
AMENITY TOTAL																	0																				
TOTAL IMPR																	120,950																				
COMMENTS																																					
COMBO WITH 187 & 190																																					



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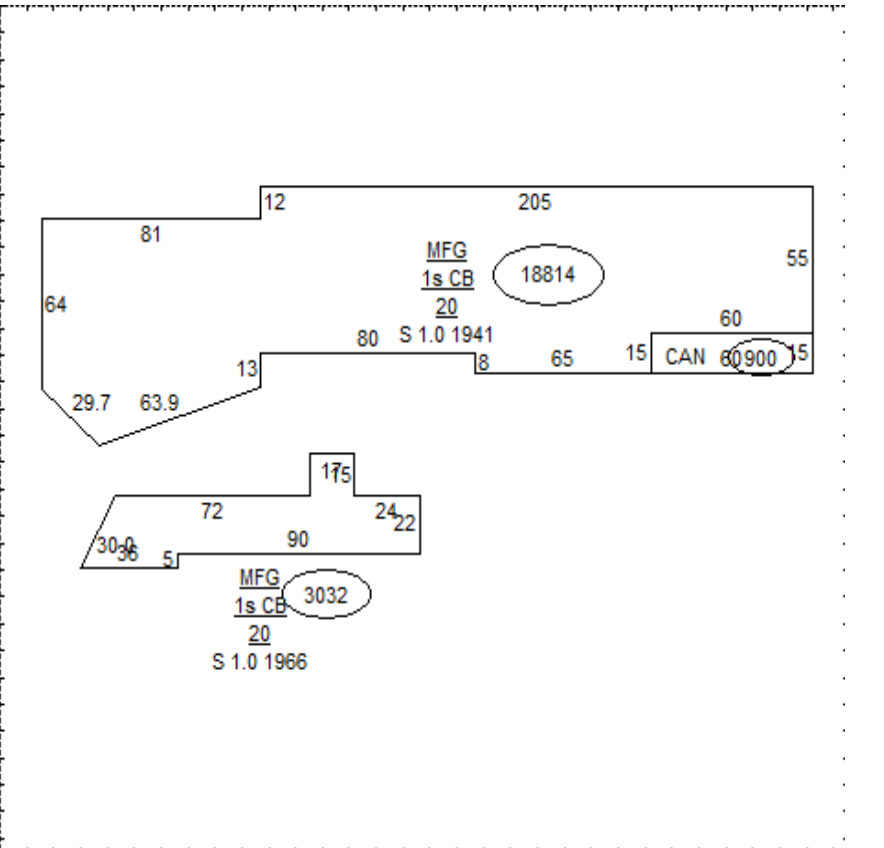
243 S CHESTNUT ST
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COMMENT

Acres:0.6900
Neighborhood
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Sales Data						Date
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01/17/1997	121,250	UNK	: 54:0.6900	370	☐	Pricer: RAD06/11/13
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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	51,750	51,750	51,750	51,750
MARKET VALUE IMPR	120,950	143,380	138,230	138,230
TOTAL	172,700	195,130	189,980	189,980
ASSESSED LAND	18,110	18,110	18,110	18,110
VALUE IMPR	42,330	50,180	48,380	48,380
TOTAL	60,440	68,290	66,490	66,490
NET GENERAL	4,867.48		5,298.94	5,246.76

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .6900					51,750	0	51,750



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	

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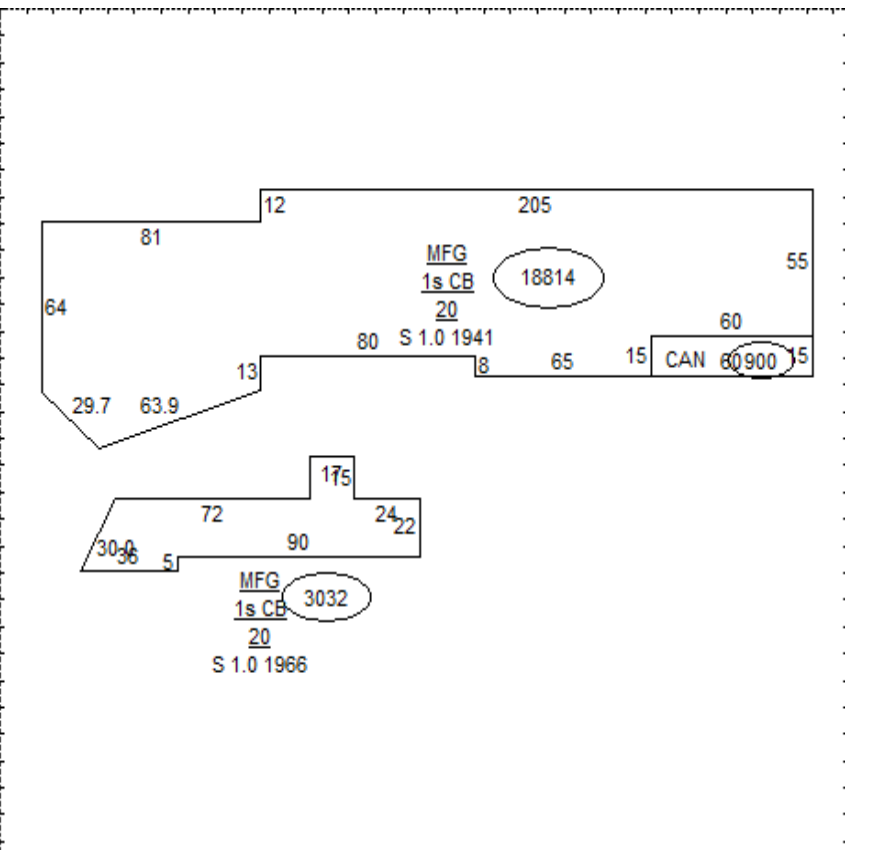
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243 S CHESTNUT ST
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COMMENT

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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	51,750	51,750	51,750	51,750
MARKET VALUE IMPR	138,230	139,770	139,770	139,770
TOTAL	189,980	191,520	191,520	191,520
ASSESSED LAND	18,110	18,110	18,110	18,110
VALUE IMPR	48,380	48,920	48,920	48,920
TOTAL	66,490	67,030	67,030	67,030
NET GENERAL	5,234.60	5,258.26	5,240.36	5,073.74

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .6900					51,750	0	51,750



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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