

Property Address: CHESTNUT ST, MARYSVILLE 43040

DTE Code: 300



29-0003020.0010

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-08-03-001.000

LEGAL INFORMATION

OL48/49
BK 66 PG 815
GEMINI LAND LIMITED

CHESTNUT ST
MARYSVILLE, OH 43040

COMMENT
TY2023:Net Gen=\$380.86, Other Assessment=\$0.00
GEMINI LAND LIMITED
SEE 29-0004186.0000 FOR PRIMARY PARCEL.

Acre:0.3900

Neighborhood
4296

Map:
Block:
Card:

Bk:	Pg:
-----	-----

Sales Data	Date
------------	------

Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	FM	04/23/13
01/17/1997	121,250	UNK : 54:0.3900	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	<u>LAND</u>	14,630	14,630	14,630	14,630
MARKET VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	14,630	14,630	14,630	14,630
ASSESSED	<u>LAND</u>	5,120	5,120	5,120	5,120
VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	5,120	5,120	5,120	5,120
NET GENERAL		380.86	374.94	402.70	402.06

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:0.39	37,500				14,630	0		
Totals:	Total Acres .3900					14,630	0		14,630

Property Address: CHESTNUT ST, MARYSVILLE 43040

DTE Code: 300



29-0003020.0010

MARYSVILLE CORP PARIS TOWNSHIP
MARYSVILLE EVSD
101-08-03-001.000

LEGAL INFORMATION

OL48/49
BK 66 PG 815
GEMINI LAND LIMITED

CHESTNUT ST
MARYSVILLE, OH 43040
COMMENT

Acre:0.3900

Neighborhood
4296

Map:
Block:
Card:

Bk:	Pg:
-----	-----

Sales Data						Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister: FM	04/23/13
01/17/1997	121,250	UNK : 54:0.3900	300	☐	Pricer: RAD	04/23/13
				☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)		2019 (80.53)	2018 (79.70)	2017 (78.91)	2016 (78.73)
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP
ESTIMATED	<u>LAND</u>	14,630	14,630	14,630	14,630
MARKET VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	14,630	14,630	14,630	14,630
ASSESSED	<u>LAND</u>	5,120	5,120	5,120	5,120
VALUE	<u>IMPR</u>	0	0	0	0
	<u>TOTAL</u>	5,120	5,120	5,120	5,120
NET GENERAL		412.34	408.04	404.02	403.08

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	
Totals:	Total Acres .3900					14.630	0		14.630

29-0003020.0010 Printed: 01/10/2024 8:14 Andrea Weaver, Union



29-0003020.0010

Acre:0.3900

Neighborhood
4296

Map:
Block:
Card:

Bk:	Pg:
-----	-----

OL48/49
BK 66 PG 815
GEMINI LAND LIMITED

CHESTNUT ST
MARYSVILLE, OH 43040

COMMENT

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	

Andrea Weaver, Union

29-0003020.0010 Printed: 01/10/2024 8:14 Andrea Weaver, Union