



\*29-0009076.0000\*

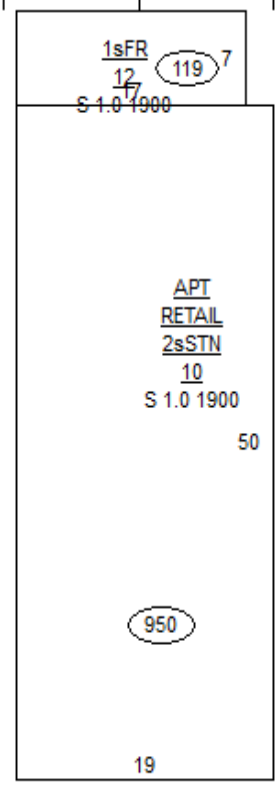
MARYSVILLE CORP PARIS TOWNSHIP  
 MARYSVILLE EVSD  
 101-04-16-007.000

**LEGAL INFORMATION**

ORIGINAL  
 51P  
 20190919000728 OR 1021 PG 0078  
**HAILEY'S HOLDINGS LLC**  
 UNION STATION 1820/ APTS UP  
 109 E 5th ST  
 MARYSVILLE, OH 43040

Neighborhood 4297
Map: Block: 19-201
Card:
Bk: Pg:

COMMENT  
 TY2023:Net Gen=\$3,384.50, Other Assessment=\$0.00  
 HAILEY'S HOLDINGS LLC,  
 2019 REVAL CHG ITEM 1 CONDITION  
 2nd-2 APARTMENTS. BASEMENT NOT USABLE. 1-3RM-1BR-1BTH-AV COND.,  
 1-2RM-1BTH  
 2022 TRI UPDATED APT RENT RATE.  
 BOR: 19-201 BOR FINAL TO GO TO SALE



Sales Data						Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	RAD
09/19/2019	130,000	GWD : 1312	429	<input type="checkbox"/>	Pricer:	RAD04/01/13
04/09/2013	0	3:EX : 9208	429	<input type="checkbox"/>	Reviewer:	
06/23/2003	60,000	UNK : 701	429	<input type="checkbox"/>	Final:	
11/14/1994	35,000	UNK : 885	429	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	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	BOR
ESTIMATED LAND	9,000	9,000	9,000	9,000
MARKET VALUE IMPR	121,000	121,000	121,000	121,000
TOTAL	130,000	130,000	130,000	130,000
ASSESSED LAND	3,150	3,150	3,150	3,150
VALUE IMPR	42,350	42,350	42,350	42,350
TOTAL	45,500	45,500	45,500	45,500
NET GENERAL	3,384.50	3,331.92	3,578.72	3,572.90

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> 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
F:Front	F20 D50		ST1250 DP60 ADJ750				15,000	0
Totals:							9,000	0





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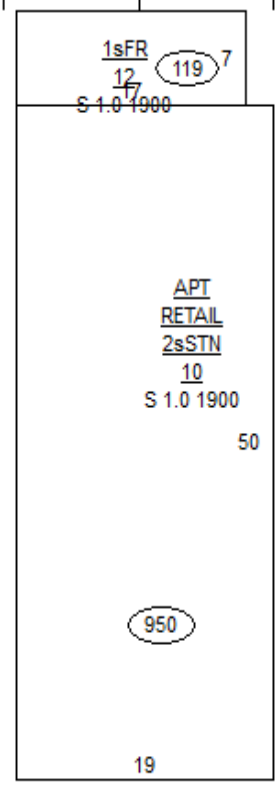
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Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	RAD04/01/13
11/14/1994	35,000	UNK : 885	429	<input type="checkbox"/>	Pricer:	RAD04/01/13
				<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	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 LAND	9,000	9,000	9,000	9,000
MARKET VALUE IMPR	31,310	34,480	34,480	34,480
TOTAL	40,310	43,480	43,480	43,480
ASSESSED LAND	3,150	3,150	3,150	3,150
VALUE IMPR	10,960	12,070	12,070	12,070
TOTAL	14,110	15,220	15,220	15,220
NET GENERAL	1,107.93	1,212.96	1,201.02	1,198.24

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> 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:						9,000	0	9,000





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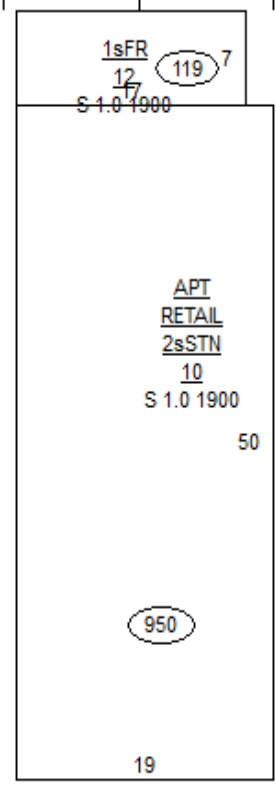
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11/14/1994	35,000	UNK : 885	429	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR (EFF RATE)	2015 (78.45)	2014 (78.18)	2013 (75.69)
REASON FOR CHANGE	Misc	MISC	RAPP
ESTIMATED LAND	9,000	9,000	9,000
MARKET VALUE IMPR	34,480	34,480	34,480
TOTAL	43,480	43,480	43,480
ASSESSED LAND	3,150	3,150	3,150
VALUE IMPR	12,070	12,070	12,070
TOTAL	15,220	15,220	15,220
NET GENERAL	1,193.96	1,189.90	1,152.06

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
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C. EX FRONT	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						9,000	0	9,000

