29-0022001.6590

Paine Shawn , Paine Tara

513 MILL WOOD BLVD
MARYSVILLE, OH 43040

MARYSVILLE CORP PARIS TOWNSHIP / MARYSVILLE EVSD
089-02-01-010.000

LEGAL INFORMATION
WOODS AT MILL VALLEY THE
VMS 5138 PHASE I LOT 3306
201806190004823

QUALIFIED CREDITS: OOC

Property Class: 510
Neighborhood 2952956
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Paine Shawn & Tara Paine	513 MILL WOOD BLVD	MARYSVILLE	OH	43040	06/19/2018	228,900	GWD : 811	■	■
2	CARAZO ANA LUCIA	9019 CHAUCER CIR	RIVERSIDE	CA	92503	12/14/2000	177,000	GWD : 1280	☐	☐
3	HODINKO DOUGLAS					09/14/2000	0	EX : 9517	☐	☐

X: ☐ TTO LISTER: PJ DATE: 09/14/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	■ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	■ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
513 MILL WOOD BLVD, MARYSVILLE 43040

COMMENT
TY2023:Net Gen=$3,666.92, Other Assessment=$0.00
Paine , Shawn
Paine , Tara
ADDED WDDK
2019REVAL CRRCT OH LABELS
(Mod SM:)130

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F65 D145	ST585 DP103 ADJ603		39,200 0
			TOTAL	39,200 0

VALUATION SUMMARY

		2023 (46.14)	2022 (46.26)	2021 (52.95)	2020 (52.86)	2019 (53.51)
VALUE YEAR (EFF RATE)		2023 (46.14)	2022 (46.26)	2021 (52.95)	2020 (52.86)	2019 (53.51)
REASON FOR CHANGE		MISC	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	LAND	39,200	39,200	30,160	30,160	30,160
	IMPR	217,250	217,250	163,700	163,700	163,700
	TOTAL	256,450	256,450	193,860	193,860	193,860
ASSESSED VALUE	LAND	13,720	13,720	10,560	10,560	10,560
	IMPR	76,040	76,040	57,300	57,300	57,300
	TOTAL	89,760	89,760	67,860	67,860	67,860
NET GENERAL		3,666.92	3,676.74	3,180.52	3,175.08	3,213.56

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	■	☐	☐
CARPET	☐	■	■	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	■	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		4	4		
BEDROOMS			4		
FIREPLACES		1			

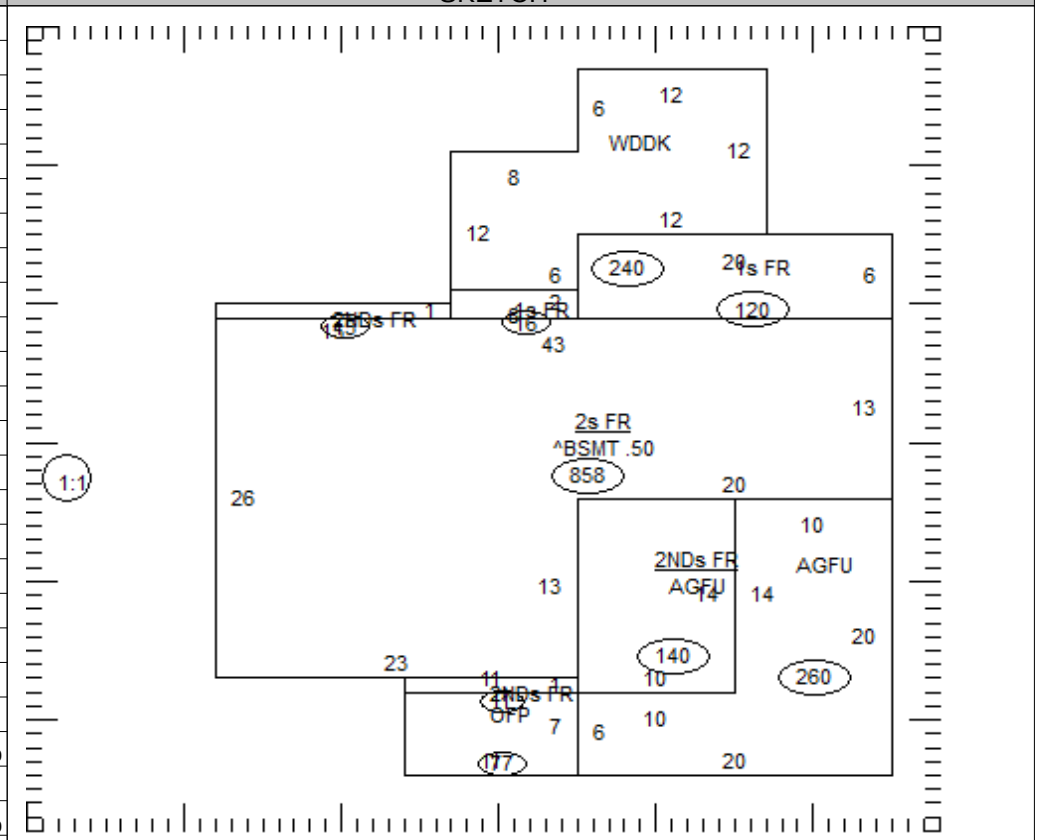
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	994	FR	202,180
2ND	1024	FR	62,480
BSMT	429		6,180

SUBTOTAL			270,840
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		3,720
HEATING	0	S.F.	0
AIR COND	2,018	S.F.	4,360
PLUMBING #	5		6,000
GARAGES & CARPORTS			6,630
EXTRA FEATURES			4,380
SUBTOTAL			295,930
GRADE FACTOR			110 %
UNADJUSTED VALUE			325,520
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,018	C+		1998		A	325,520	29	231,120		217,250
1 Shed-Fr	PP*	8x8	64	N/A						100			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		217,250

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* Value Override Item

COMMENTS

REVALUE LOT 98, ADD NC DWELLING 99, RMV LOT VACANCY 99
(77SF OFP=$920),(240SF WDDK=$3,460),(260SF AGFU=$4,310),(140SF AGFU=$2,320)
Dwelling has an Economic Factor of 94%

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VMS 5138 PHASE I LOT 3306
201806190004823

QUALIFIED CREDITS: OOC

Property Class: 510
Neighborhood 2952956
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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HODINKO DOUG & WENDY					07/27/1998	152,900	SUR : 871	☐	■
2	DOMINION HOMES INC					06/05/1997	0	EX : 9306	☐	☐
3	GEORGE TERRY E TRUSTEE					06/05/1997	0	EX : 9305	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	■ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	■ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
513 MILL WOOD BLVD, MARYSVILLE 43040

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		39,200	0

VALUATION SUMMARY

		2018 (57.48)	2017 (56.61)	2016 (56.45)	2015 (60.36)	2014 (60.35)
VALUE YEAR (EFF RATE)		2018 (57.48)	2017 (56.61)	2016 (56.45)	2015 (60.36)	2014 (60.35)
REASON FOR CHANGE		MISC	MISC	RAPP	Misc	MISC
APPRAISED VALUE	LAND	23,470	23,470	23,470	23,470	23,470
	IMPR	130,450	130,450	130,450	122,960	122,960
	TOTAL	153,920	153,920	153,920	146,430	146,430
ASSESSED VALUE	LAND	8,210	8,210	8,210	8,210	8,210
	IMPR	45,660	45,660	45,660	43,040	43,040
	TOTAL	53,870	53,870	53,870	51,250	51,250
NET GENERAL		2,739.62	2,678.94	2,669.66	2,716.14	2,715.98

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

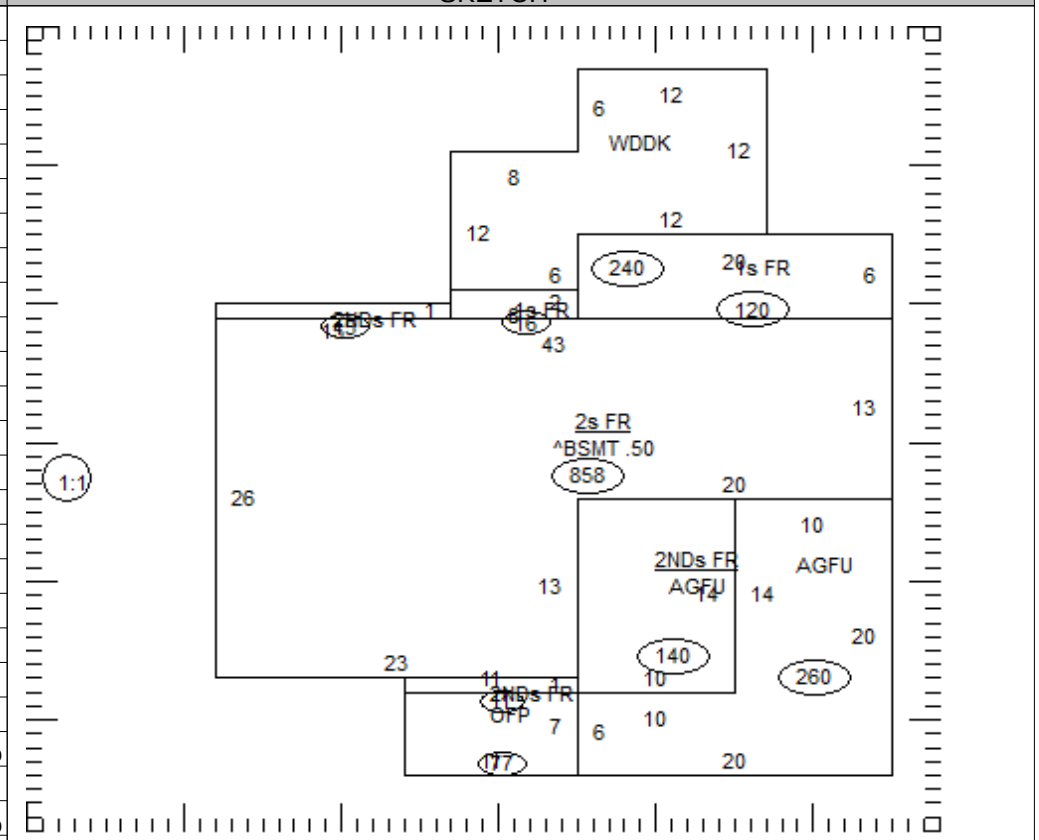
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS

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Paine Shawn , Paine Tara

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3	HODINKO DOUGLAS					09/14/2000	0	EX : 9517	☐	☐

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☐ GRAVEL	☐ HIGH	■ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ C. EX FRONT	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
513 MILL WOOD BLVD, MARYSVILLE 43040

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	39,200 0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2013 (57.01)				
REASON FOR CHANGE		RAPP				
APPRAISED VALUE	LAND	23,470				
	IMPR	122,960				
	TOTAL	146,430				
ASSESSED VALUE	LAND	8,210				
	IMPR	43,040				
	TOTAL	51,250				
NET GENERAL		2,556.60				

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

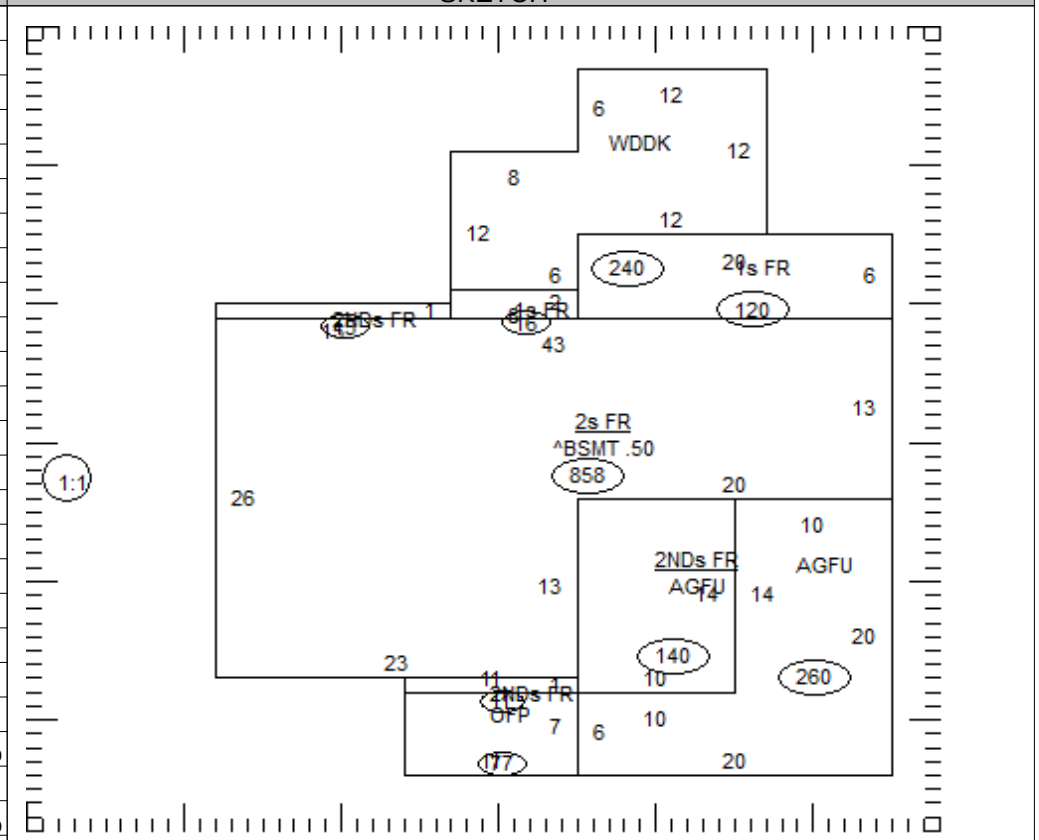
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

29-0022001.6590

COMMENTS