



LEESBURG TOWNSHIP
 MARYSVILLE EVSD
 070-00-00-037.000

LEGAL INFORMATION

VMS 5506
 201506300005043 SV 20/423

NEIGHBORHOOD: 3204-
 Acres:8.2150

M	
B	
C	

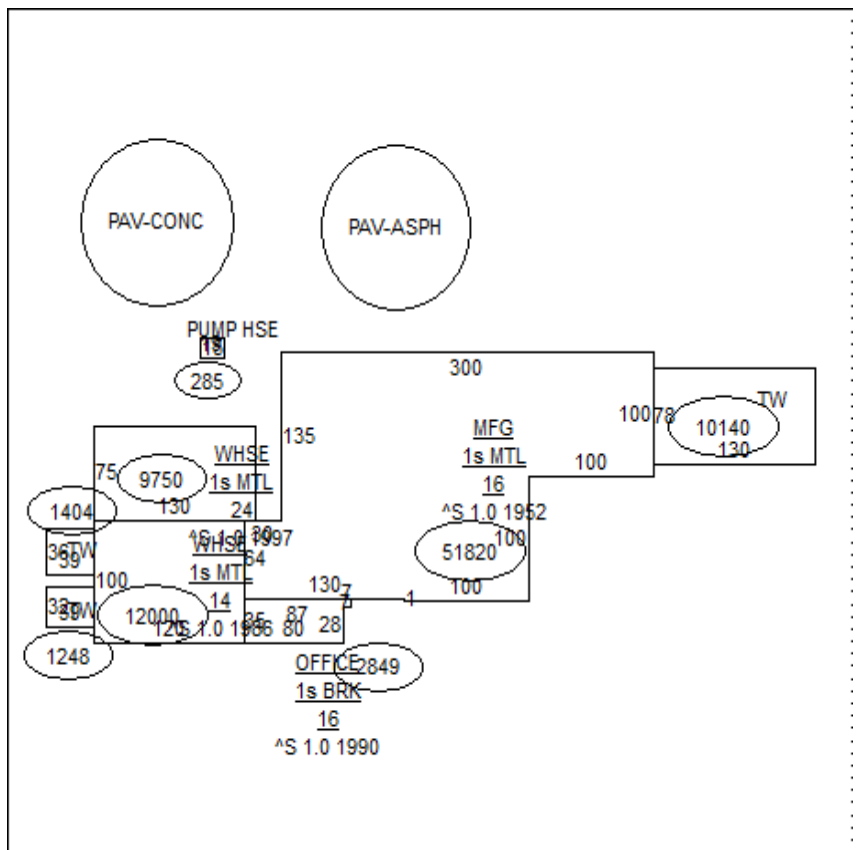
20078 LLC
 PO BOX 150
 RICHWOOD, OH 43344

COMMENT
 TY2018:Net Gen=\$30,756.20, Other Assessment=\$0.00
 1296 OFC 30x24 + 24x24 INCL 1 TR CPT PANEL + DW, A C CLG. 35% STGE NO HEAT, MIN LTG UNFIN. 65% SHOP UNIT HEAT 1 FULL BATH 74 I/f, WD STUD PTN (PLYWD FINISH). GOLDEN GIANT 25x99 CONST. TRUCK WELL, 40 I/f 8" CB WLS 1'-4' DEEP. AUTO FIREDOOR. 9 toilets, 8 lavs, 4 urinals
 07 27.2500 acres combined to this parcel from 19-0018042.000. That parcel has been deleted.
 13R CHG PRICING CODE ...

Sales Data						Date
Date	Amount	Deed:Conv#:Acres	Use	Valid	Lister:	JL 04/29/13
06/30/2015	925,000	2:WDC : 778:8.2150	340	<input checked="" type="checkbox"/>	Pricer:	JL 04/29/13
09/18/2007	0	2:EX : 95581:8.2150	340	<input type="checkbox"/>	Reviewer:	
09/18/2007	0	2:EX : 95571	340	<input type="checkbox"/>	Final:	
09/18/2007	0	2:EX : 95561	340	<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2018 (79.30)	2017 (78.51)	2016 (78.33)	2015 (78.05)
REASON FOR CHANGE	MISC	MISC	RAPP	Misc
ESTIMATED	97,490	97,490	97,490	97,490
MARKET VALUE	1,010,710	1,010,710	1,010,710	1,023,380
	TOTAL	1,108,200	1,108,200	1,120,870
ASSESSED	34,120	34,120	34,120	34,120
VALUE	353,750	353,750	353,750	358,180
	TOTAL	387,870	387,870	392,300
NET GENERAL	30,756.20	30,451.84	30,380.90	30,617.52

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:3		25,000				75,000	0
3:Reserve	A:4.497		5,000				22,490	0
EA:Easement	A:0.718		0				0	0
Totals:	Total Acres 8.2150						97,490	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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 type="checkbox"/> GAS	<input checked="" type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input 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	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME		1. BASIC	BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>		CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
B) R.C. FRAME		2. FAIR	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>		PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
C) MASONRY BEARING WALLS		3. AVE	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>		REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS		4. GOOD	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A		STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
S) METAL M) MILL P) POLE		5. EXCEL	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE
TOTAL AREA		0	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP
# STORIES		16	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH
AGE			STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD
SPRINKLER			INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILING	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					A					LIGHTING					A																								
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>					EXTRA FIXTURES					<input type="checkbox"/>					FLUORESCENT					<input type="checkbox"/>					METAL HALIDE					<input type="checkbox"/>				
				2 FIXTURE BATH										STANDARD					<input type="checkbox"/>					SODIUM VAP					<input type="checkbox"/>					STANDARD					<input type="checkbox"/>				
				3 FIXTURE BATH																				MERCURY VAP					<input type="checkbox"/>														

YARD ITEMS																	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	
A 499.100:PUMP HSE			15 X 19	1	285		1952		F	A	17.00	4,850	53	0	0	2,280	
B 901.002:Paving: Concrete				1	7,500		1966		A	N	.00	0	0	0	0	0	
C 901.001:Paving: Asphalt				1	25,000		1952		A	N	.00	0	0	0	0	0	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	
A 340.010:MFG		16		1	51,820		1952		A	A	23.00	1,191,860	50	0	0	595,930	
1 350.000:WHSE		14	100 X 120	1	12,000		1986		A	A	14.00	168,000	24	0	0	127,680	
2 447.000:OFFICE		16		1	2,849		1990		A	G	48.00	136,750	15	0	0	116,240	
3 350.000:WHSE		24	75 X 130	1	9,750		1997		A	G	19.00	185,250	9	0	0	168,580	
4 900.002:TW			78 X 130	1	10,140		1952		A	N	.00	0	0	0	0	0	
5 900.002:TW			36 X 39	1	1,404		1966		A	N	.00	0	0	0	0	0	
6 900.002:TW			32 X 39	1	1,248		1966		A	N	.00	0	0	0	0	0	

AMENITY TOTAL																0	
														TOTAL IMPR		1,010,710	

COMMENTS																	
MARYSVILLE ROTARY BROOM SERVICE RESERVE 4000 TO 7000 2010																	



19-0018043.0000

LEESBURG TOWNSHIP
 MARYSVILLE EVSD
 070-00-00-037.000

LEGAL INFORMATION

VMS 5506
 201506300005043 SV 20/423

NEIGHBORHOOD: 3204-
 Acres:8.2150

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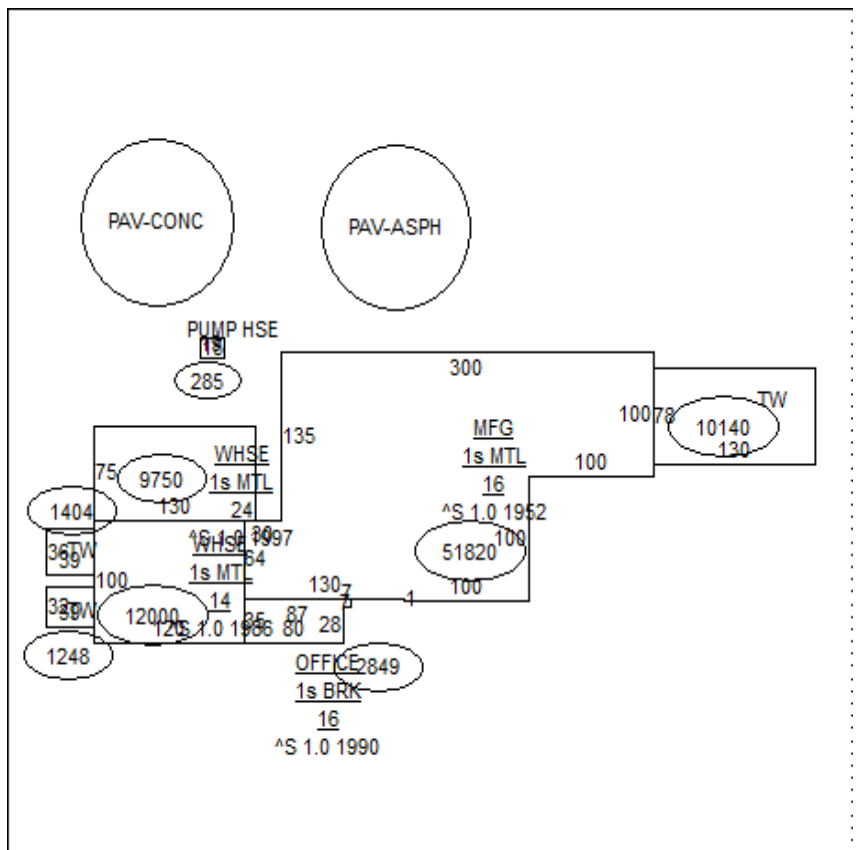
20078 LLC
 PO BOX 150
 RICHWOOD, OH 43344

COMMENT
 13R CHG PRICING CODE
 2014 Split - 19.5730 acres split to 19-0018043.0010 - no bldgs going per split form.
 TNT

Sales Data						Date		
Date	Amount	Deed:Conv#:	Acres	Use	Valid	Lister:	JL	04/29/13
09/18/2007		0	2:EX : 95561	340	<input type="checkbox"/>	Pricer:	JL	04/29/13
					<input type="checkbox"/>	Reviewer:		
					<input type="checkbox"/>	Final:		
					<input type="checkbox"/>	Call Back:		
					<input type="checkbox"/>	Visit:		

VALUATION SUMMARY			
VALUE YEAR (EFF RATE)	2014 (77.78)	2014 (77.78)	2013 (75.29)
REASON FOR CHANGE	MISC	MISC	RAPP
ESTIMATED	97,490	97,490	195,350
MARKET VALUE	1,023,380	1,023,380	1,023,380
	TOTAL	1,120,870	1,218,730
ASSESSED	34,120	34,120	68,370
VALUE	358,180	358,180	358,180
	TOTAL	392,300	426,550
NET GENERAL	30,512.82		32,116.40

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 8.2150					97,490	0	97,490



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input 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 type="checkbox"/> GAS	<input checked="" type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input 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	

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
		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	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	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH											
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B	1	2	3	U	B	1	2	3	U							
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						MASONRY					UNFINISHED						
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WOOD					WD STUD					FINISH OPEN						
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TILE A Q V T					MTL STUD					FINISH DIV						
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CARPET					CEILINGS	B	1	2	3	U	PANEL					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL					PLASTER / DW						
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRAVEL					PLASTER/DW					BLOCK						
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIRT					SUSP/OPEN					GLAZED TILE						
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	STANDARD					STANDARD					STANDARD						
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	

PLUMBING		LIGHTING											
<input type="checkbox"/> NO PLUMBING		EXTRA FIXTURES				FLUORESCENT				METAL HALIDE			
<input type="checkbox"/> 2 FIXTURE BATH		STANDARD				SODIUM VAP				STANDARD			
<input type="checkbox"/> 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

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																	0
																TOTAL IMPR	1,010,710

COMMENTS																	