41-030600.0000

UNION TWP-MENDON CORP / PARKWAY SD
03-21-451-010

Property Class: 510
Neighborhood 004101-TM20
Map:
Block:
Card: 77
Bk: Pg:

**HUFFMAN LORI RENEE**
HUFFMAN LORI RENEE
116 DRAKE ST
MENDON, OH 45862

**LEGAL INFORMATION**
NELSON ADDITION
UNRECORDED
PT LOT 13 RTS: 003-04-21 LOT#: 13

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | HUFFMAN LORI RENEE | 116 DRAKE ST | MENDON | OH | 45862 | 03/20/2020 | 55,000 | WDC : 171 | ☐ | ■ |
| 2 | WEYANDT RONALD | 116 DRAKE ST | MENDON | OH | 45862 | 04/30/2003 | 55,000 | : A : 0 | ☐ | ■ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: Signature ☐ TTO LISTER: CL DATE: 09/27/2004 TIME: 03:14:53 PM ☐ 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
116 DRAKE ST, MENDON

COMMENT
TY2019:Net Gen=$630.82, Other Assessment=$2.00
TTO
TriDwell=110 TriOB=110 TriLand=110
(Mod ST:)120

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F61 D83 | ST120 DP74 ADJ89 | | 5,900 0 |
| | | | TOTAL | 5,900 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2020 | 2017 | 2014 | 2011 | | | | |
| REASON FOR CHANGE | | RAPP | RAPP | RAPP | RAPP | | | | |
| APPRAISED VALUE | LAND | 5,900 | 4,500 | 4,200 | 4,500 | | | | |
| | IMPR | 43,600 | 37,500 | 35,800 | 38,500 | | | | |
| | TOTAL | 49,500 | 42,000 | 40,000 | 43,000 | | | | |
| ASSESSED VALUE | LAND | 2,070 | 1,580 | 1,470 | 1,580 | | | | |
| | IMPR | 15,260 | 13,130 | 12,530 | 13,480 | | | | |
| | TOTAL | 17,330 | 14,710 | 14,000 | 15,060 | | | | |

| 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 | | 5 | | | |
| BEDROOMS | | 2 | | | |
| FIREPLACES | | 1 | | | |

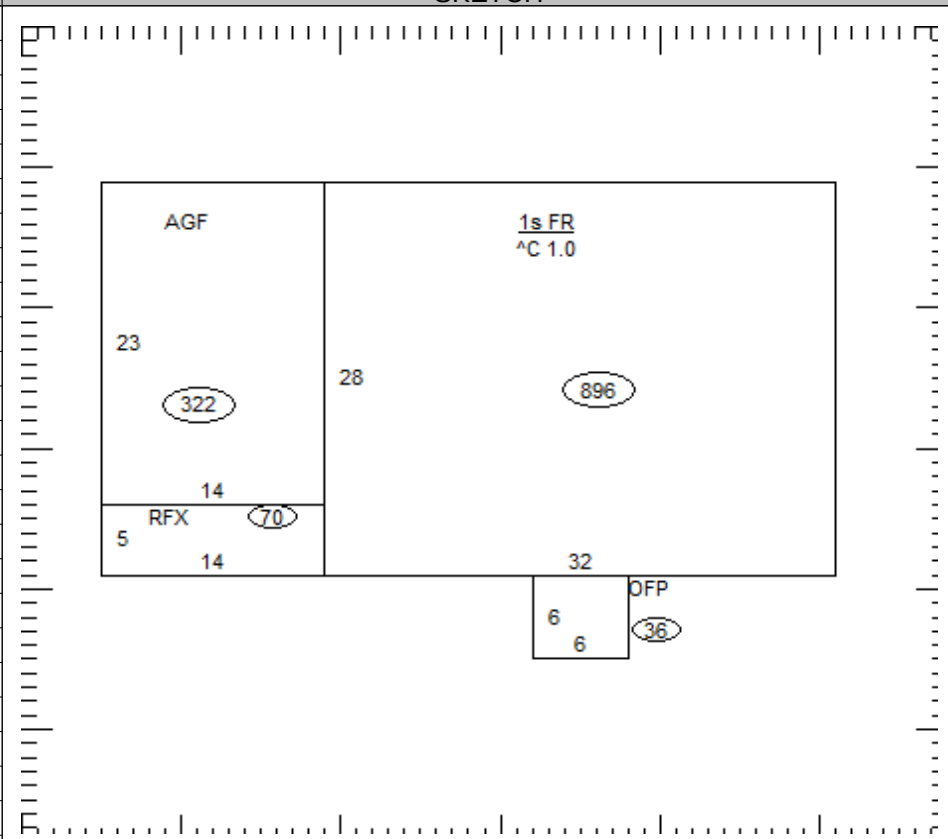
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | BASE ■ | | | | |
|---|---|---|---|---|---|
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 896 | FR | 92,300 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | |
|---|---|---|
| SUBTOTAL | | 92,300 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 100% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 1 | 4,000 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 5,300 |
| EXTRA FEATURES | | 1,100 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | 104 % |
| UNADJUSTED VALUE | | 117,490 |
| FACTOR | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 896 | C- | | 1959 | | A | 117,490 | 42 | 68,140 | | 43,600 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 43,600 |

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COMMENTS

Dwelling has an Economic Factor of 64%