07-049200.0100

DUBLIN TWP / PARKWAY SD

02-24-300-006

Property Class: 510

Neighborhood 009075-R150

Map: 13
Block: 01
Card: 24

Bk: Pg:

WURSTER DALTON L & KINION ALIYAH N
WURSTER DALTON L & KINION ALIYAH N
11051 US RTE 127
MENDON, OH 45862

LEGAL INFORMATION
PT SE SW

RTS: 002-04-24
Acres:2.3430

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WURSTER DALTON L & KINION	11051 US RTE 127	MENDON	OH	45862	11/14/2019	116,500	WDC : 778	☐	■
2	KINNEY JOSHUA A	11051 US ROUTE 127	MENDON	OH	45862	12/19/2014	82,000	WDC : 892	☐	■
3	VANTILBURG JAMES W &	6192 MORROW RD	CELINA	OH	45822	06/18/2014	80,000	WDC : 375	☐	■

X: ☐ TTO LISTER: HK DATE: 06/26/2023 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
11051 US RTE 127, MENDON

COMMENT
TY2022:Net Gen=$1,330.90, Other Assessment=$2.00
NOT IN FLOOD PLAIN
DE17 DESKTOP RVW CHGS: ADD WDDK
DE21 RMV SHED, ALLOW FNC (DWLG HIT BY SEMI)
DE22 DWLG VAC. NO CHG
DE23 APPEARS REPAIRS COMPL

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	17660		17,700 0
SM:Small Acreage	AC:1.343	8300		11,100 0
Total Acres: 2.3430			TOTAL	28,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2021	2020	2017	2017			
REASON FOR CHANGE		NC	REMB	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	28,800	27,500	27,500	25,600	22,200			
	IMPR	151,000	61,500	89,300	77,900	69,000			
	TOTAL	179,800	89,000	116,800	103,500	91,200			
ASSESSED VALUE	LAND	10,080	9,630	9,630	8,960	7,770			
	IMPR	52,850	21,530	31,260	27,270	24,150			
	TOTAL	62,930	31,160	40,890	36,230	31,920			

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			
BEDROOMS		2			
FIREPLACES					

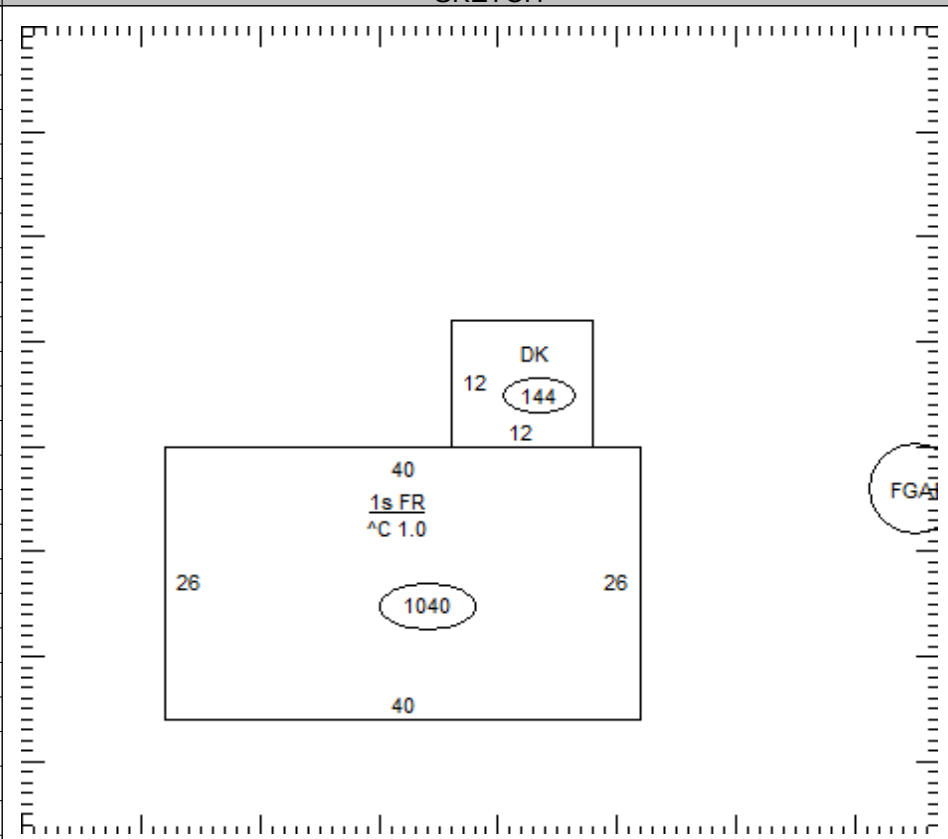
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1040	FR	164,990

SUBTOTAL		164,990
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,040 S.F.	1,720
PLUMBING #	2	2,420
GARAGES & CARPORTS		0
EXTRA FEATURES		1,500
SUBTOTAL		170,630
GRADE FACTOR		95 %
UNADJUSTED VALUE		162,100
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,040	C-		1996		A	162,100	24	123,200		134,300
1 Gar - Frame	8	28x40	1,120	C	23.70	2000		A	26,540	37	16,720		16,700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		151,000

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COMMENTS

Dwelling has an Economic Factor of 109%

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Neighborhood 009075-R150

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PT SE SW

RTS: 002-04-24
Acres:2.3430

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	YOUNG CAROLYN A	414 ECHO ST	CELINA	OH	45822	06/25/2012	0	QCE : X : 0	☐	☐
2	YOUNG DANIEL D & CAROLYN	11051 US RT 127	MENDON	OH	45862		0	: 0	☐	☐
3							0	0	☐	☐

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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
11051 US RTE 127, MENDON

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 2.3430			TOTAL	28,800 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
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ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
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☐ 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					

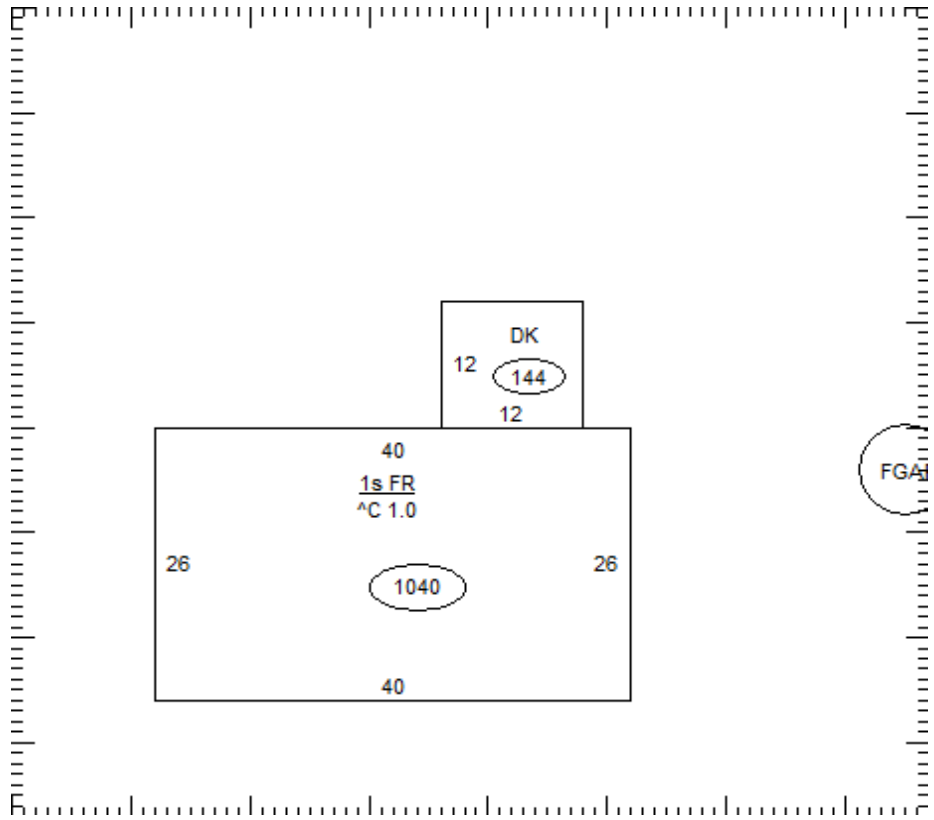
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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