



UNION TWP / PARKWAY SD

03-28-276-002

40-042500.0100

Property Class: 510

Neighborhood
009405-R150

Map: 08

Block:

Card: 56

Bk: Pg:

DONATI BRETT & BEVINGTON MADISON
DONATI BRETT & BEVINGTON MADISON
10832 CELINA MENDON RD
MENDON, OH 45862

LEGAL INFORMATION
PT SE NE

RTS: 003-04-28
Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DONATI BRETT & BEVINGTON	10832 CELINA MENDON RD	MENDON	OH	45862	11/20/2020	140,000	WDC : 865	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MCDANIEL JARED C	10832 CELINA MENDON RD	MENDON	OH	45862	12/05/2019	122,000	WDC : 838 : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	LITMER NICHOLAS P	10892 CELINA MENDON RD	MENDON	OH	45862	06/25/2019	96,100	WDC : 435	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: JK DATE: 02/22/2017 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	10832 CELINA MENDON RD, MENDON COMMENT TY2022:Net Gen=\$1,693.34, Other Assessment=\$2.00 DE17 RMV INCL ON DWELLING DE16 RMV OLD DWLG/ ADD NEW DLWG
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LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1		19710			19,700 0
SM:Small Acreage	AC:1		8500			8,500 0
Total Acres: 2.0000					TOTAL	28,200 0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017			
REASON FOR CHANGE	RAPP	RAPP	NC			
APPRaised	LAND	28,200	26,800	23,500		
VALUE	IMPR	127,000	88,400	82,000		
	TOTAL	155,200	115,200	105,500		
	LAND	9,870	9,380	8,230		
ASSESSED VALUE	IMPR	44,450	30,940	28,700		
	TOTAL	54,320	40,320	36,930		

OCCUPANCY SF DU TR
 CONVERSION
 BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
2ND	2100	FR	115,500

ROOFING ROOF TYPE
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

SUBTOTAL			115,500
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,100 S.F.		3,470
PLUMBING #	3		3,630
GARAGES & CARPORTS			51,900
EXTRA FEATURES			7,100
SUBTOTAL			181,600
GRADE FACTOR			85 %
UNADJUSTED VALUE			154,360
FACTOR			100 %

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

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

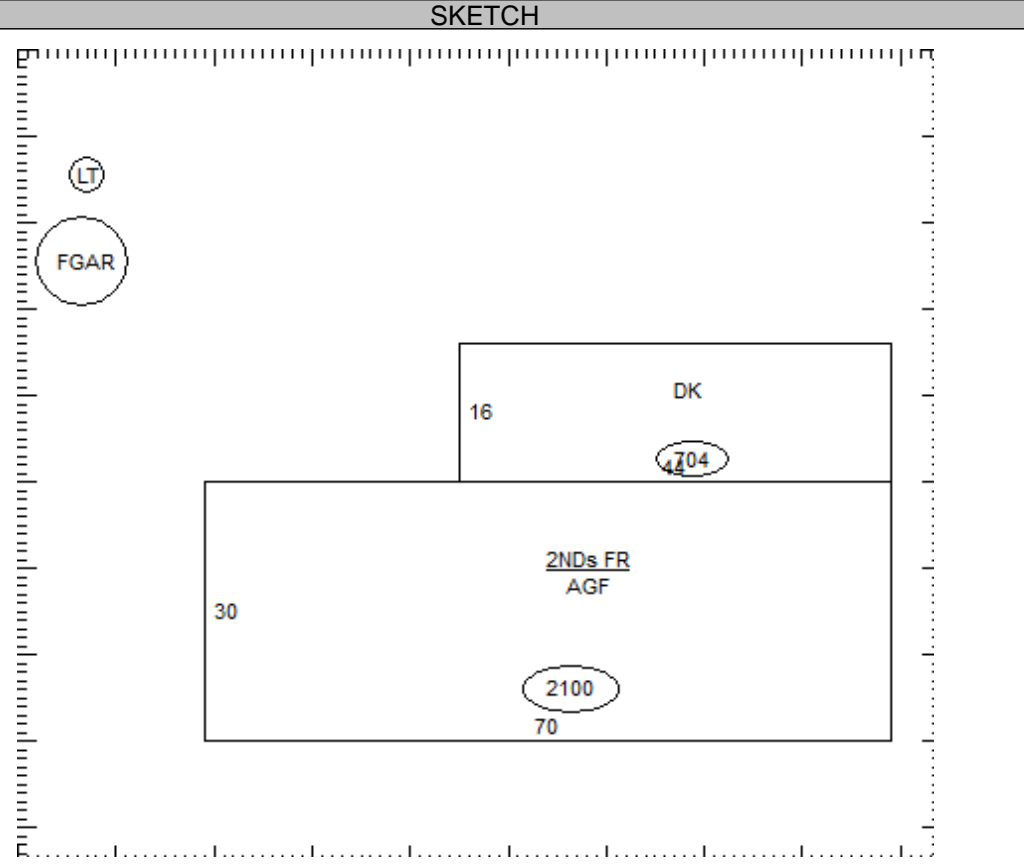
ACCOMMODATIONS

# OF ROOMS	5			
BEDROOMS	3			
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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2ND	SK	2,100	D+		2015		G	154,360	7	143,550		122,000
1 Lean - To	7	12x32	384	C	4.80	1994		F	1,840	48	960		1,000
2 Gar - Frame	7	24x32	768	C	23.70	1978		F	18,200	78	4,000		4,000
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES



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TOTAL 127,000

COMMENTS

TTO Dwelling has an Economic Factor of 85%

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03-28-276-002

Property Class: 510

Neighborhood

009405-R150

Map: 08

Block:

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DONATI BRETT & BEVINGTON MADISON

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10832 CELINA MENDON RD

MENDON, OH 45862

LEGAL INFORMATION

PT SE NE

RTS: 003-04-28

Acres:2.0000

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 POLING BRENDAN	8186 MERCER VAN WERT	VENEDOCIA	OH	45894	08/15/2014	52,000	WDC : 523	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 MURPHY ROY & ROBBIE	10832 CELINA MENDON RD MENDON		OH	45862	09/13/1996	48,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JK	DATE: 02/22/2017	TIME: 12:00:00 AM	<input checked="" type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	10832 CELINA MENDON RD, MENDON COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	
				<input type="checkbox"/> F. RESTRICT	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 2.0000					TOTAL		28,200 0

VALUATION SUMMARY

VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						

OCCUPANCY SF DU TR
 CONVERSION

BUILDING TYPE

MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR

WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING

METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE

GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS

CONCRETE
WOOD
TILE/COMPO
CARPET

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			%

INT. FINISH

PLASTER/DW
PANELING
UNFINISHED

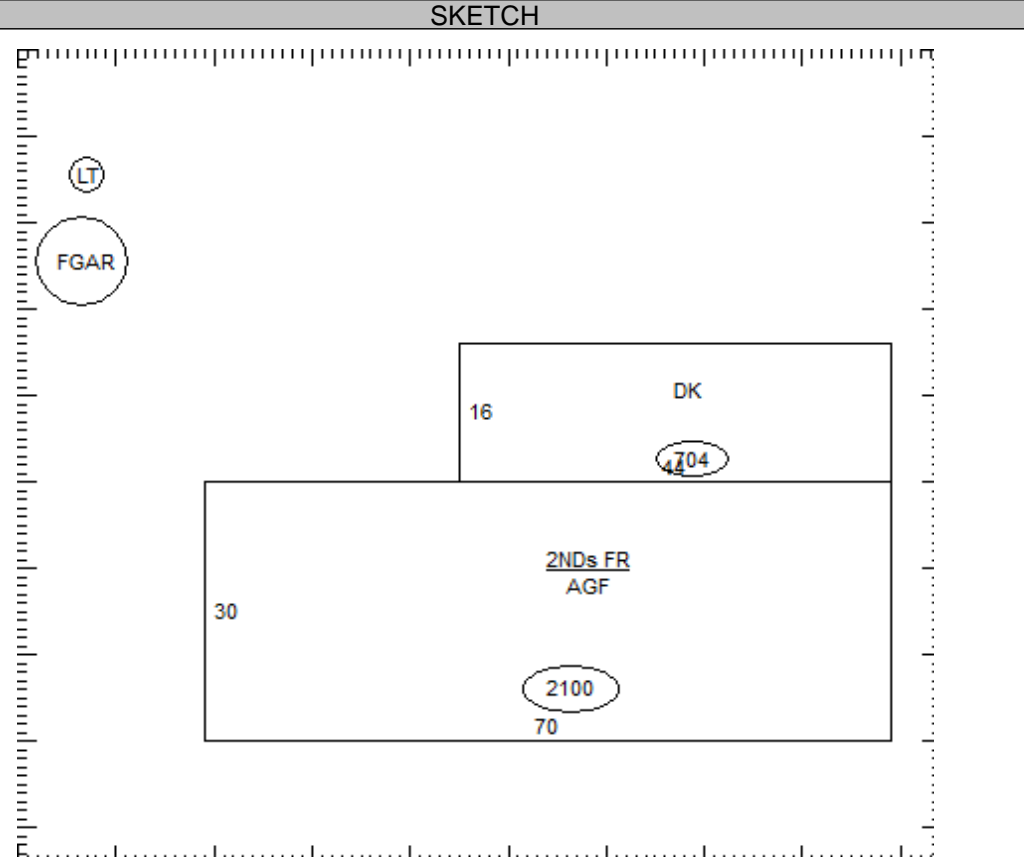
ACCOMMODATIONS

OF ROOMS
BEDROOMS
FIREPLACES
HEAT & AC

NO HEAT
CTRL HEAT
HW/STEAM
ELECTRIC
HEAT PUMP
FLR/WALL
STVE/SPCE
GEOTHERMAL
OUTSIDE
CTRL A/C
PLUMBING

X FULL BATH
X HALF BATH
X FIXTURES

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													



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TOTAL 0

COMMENTS