

UNION TWP / PARKWAY SD

03-28-251-002

40-043300.0000

LEGAL INFORMATION

E SD SW1/4 NE1/4

RTS: 003-04-28

Acres:2.0000

WOLFE MATTHEW P & JENNIFER L

WOLFE MATTHEW P & JENNIFER L

10805 CELINA MENDON RD

MENDON, OH 45862

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WOLFE MATTHEW P &	10805 CELINA MENDON RD	MENDON	OH	45862	08/18/2023	322,500	WDC : 497	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BATES ZACHARY N & ASHLEY	10805 CELINA MENDON RD	MENDON	OH	45862	12/01/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	FEDERAL NATIONAL	PO BOX 650043	DALLAS	TX	75265	02/10/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 01/10/2022 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 10805 CELINA MENDON RD, MENDON
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,234.28, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$2.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE17 DESKTOP RVW CHG: ADD STP
DE17 RMV OWN OCC/DIDN'T RET APP
DE22 TTO; ADD PAT, AC, CHG COND TO GOOD,
RMV #2 & #3, ADD RMDL YR TO #4

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	2022	2020	2017	2017			
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	MISC			
APPRaised	LAND	28,200	26,800	26,800	23,500	20,200		
VALUE	IMPR	158,700	125,200	115,200	94,600	85,500		
	TOTAL	186,900	152,000	142,000	118,100	105,700		
ASSESSED	LAND	9,870	9,380	9,380	8,230	7,070		
VALUE	IMPR	55,550	43,820	40,320	33,110	29,930		
	TOTAL	65,420	53,200	49,700	41,340	37,000		

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TR	<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK
BUILDING TYPE		<input type="checkbox"/> METAL	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> SHingles	<input type="checkbox"/> STONE
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/>	<input type="checkbox"/> SHAKES	
<input type="checkbox"/>		<input type="checkbox"/> COMPOSITE	

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE	<input type="checkbox"/> HIP	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> SHINGLES	<input type="checkbox"/> MANSARD	<input type="checkbox"/> FLAT
<input type="checkbox"/> SHAKES	<input type="checkbox"/>		
<input type="checkbox"/> COMPOSITE			

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

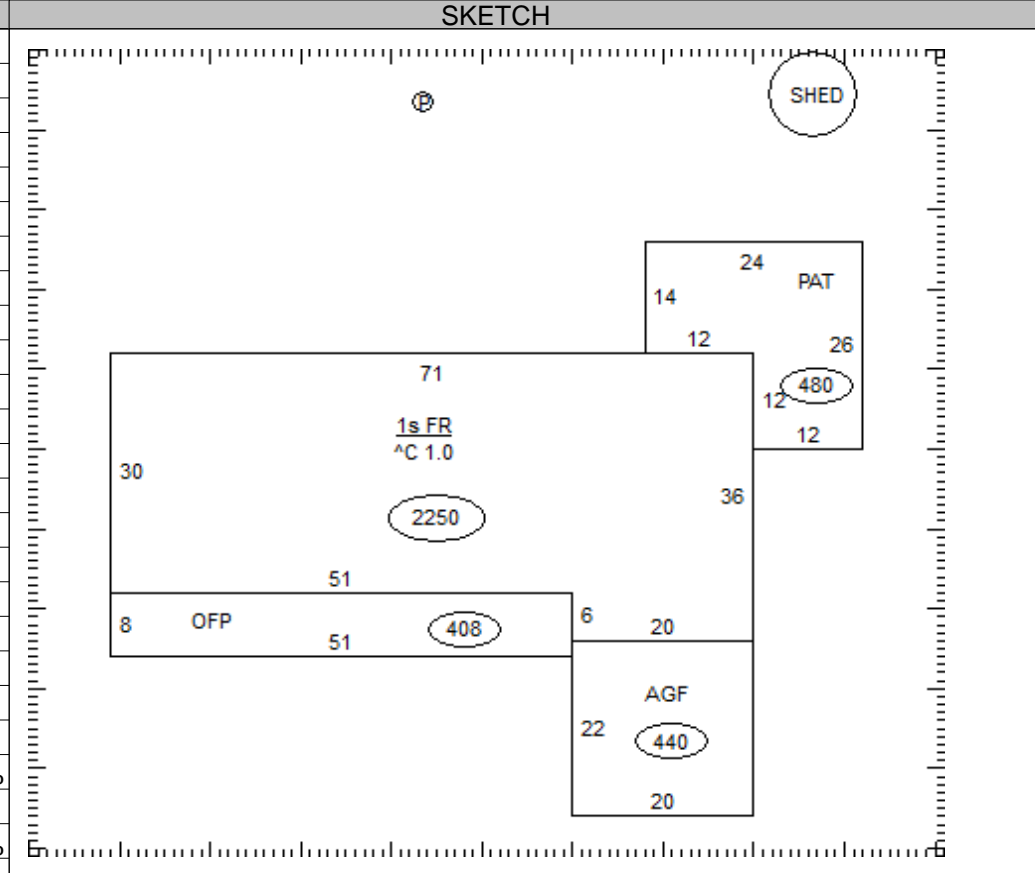
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS		7				
BEDROOMS		3				
FIREPLACES		1				

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

FLOOR	AREA	CONST	VALUE
1	2250	FR	251,530
SUBTOTAL			251,530
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,250 S.F.		3,710
PLUMBING #	5		6,050
GARAGES & CARPORTS			10,900
EXTRA FEATURES			8,400
SUBTOTAL			284,990
GRADE FACTOR			100 %
UNADJUSTED VALUE			284,990
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,250	C		1970		G	284,990	35	185,240		157,500
1 Patio		10x36	360	C	4.05	1996		A	1,460	47	770		800
2 Shed	7	15x25	375	C	7.70	1972	2020	A	2,890	85	430		400
3													
4													
5													
6													
7													
8													
9													
10													
11													

40-043300.0000 TOTAL 158,700

COMMENTS

Dwelling has an Economic Factor of 85%

UNION TWP / PARKWAY SD

03-28-251-002

Property Class: 510

Neighborhood

009405-R150

Map: 08

Block:

Card: 52

Bk: Pg:

40-043300.0000

WOLFE MATTHEW P & JENNIFER L

WOLFE MATTHEW P & JENNIFER L

10805 CELINA MENDON RD

MENDON, OH 45862

LEGAL INFORMATION

E SD SW1/4 NE1/4

RTS: 003-04-28

Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SHROCK KAREN	10805 CELINA MENDON RD	MENDON	OH	45862	05/10/2012	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	SHROCK STEVEN H & KAREN	10805 CELINA MENDON RD	MENDON	OH	45862		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 01/10/2022 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	10805 CELINA MENDON RD, MENDON COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<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"/> J. OTHER/CDU	

LAND COMPUTATIONS

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

VALUATION SUMMARY

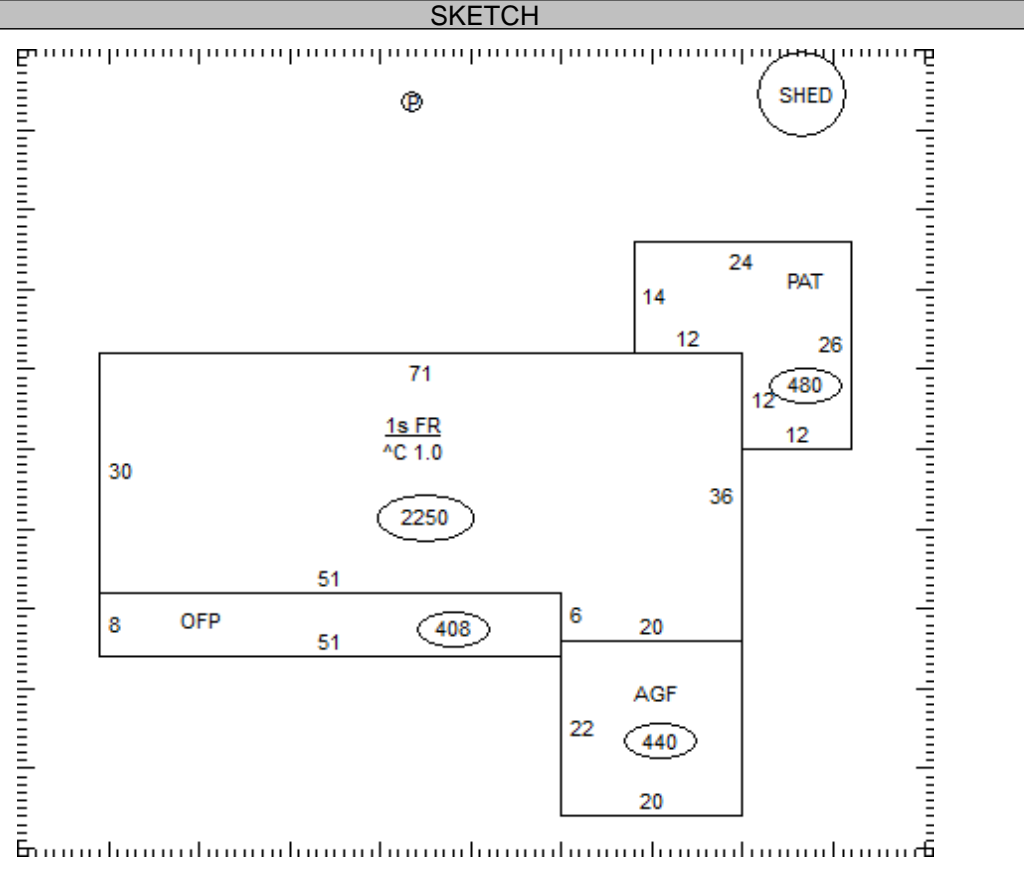
VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				

FLOORS	B	1	2	3	U			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
INT. FINISH	B	1	2	3	U			
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PANELING	<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"/>			
ACCOMMODATIONS								
# OF ROOMS								
BEDROOMS								
FIREPLACES								
HEAT & AC	B	1	2	3	U			
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING								
X FULL BATH								
X HALF BATH								
X FIXTURES								

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		%



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													

40-043300.0000

TOTAL 0

COMMENTS