



41-004800.0000

UNION TWP-MENDON CORP
 PARKWAY SD
 03-21-428-006

LEGAL INFORMATION

LOT 28 N END

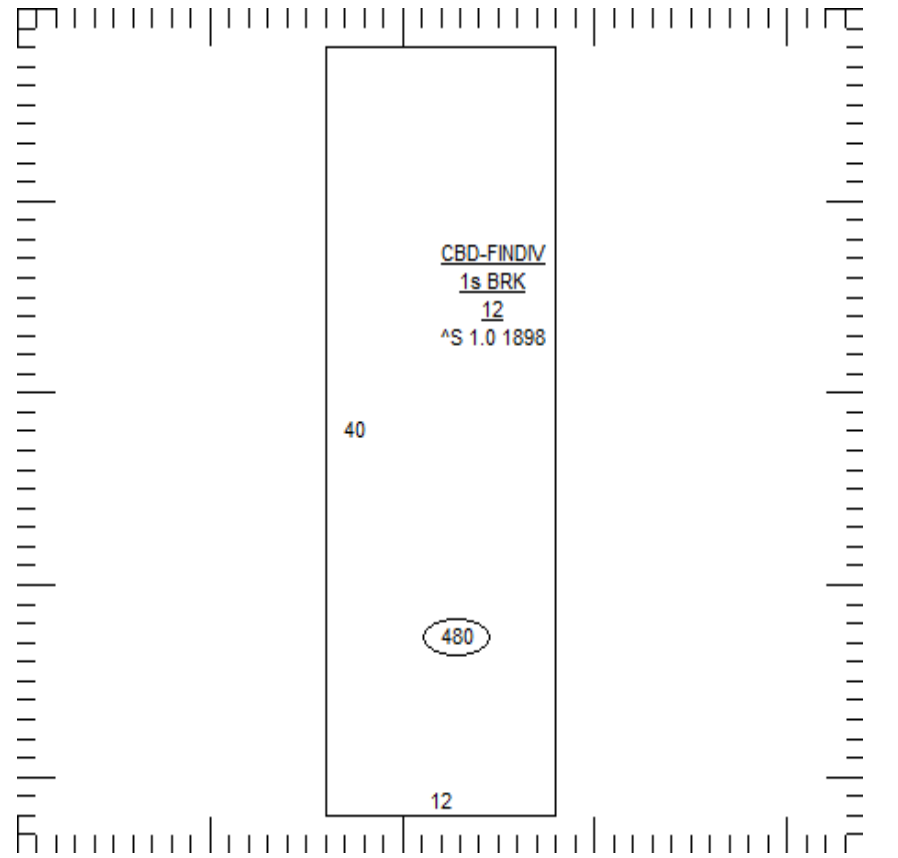
LOT#: 00028
SHAFFER JAMES D
 SHAFFER JAMES D
 11661 STATE ROUTE 707
 MENDON, OH 45862

Neighborhood CRUR41
Map: 19
Block:
Card: 16
Bk: Pg:

COMMENT
 TY2022:Net Gen=\$84.70, Other Assessment=\$2.00

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: CG	05/05/04
03/10/2023	6,500		WDC : 127	447	■	Pricer:
09/01/1989	13,500		: A : 0	447	□	Reviewer:
					□	Final:
					□	Call Back:
					□	Visit:

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED	680	490	490
MARKET VALUE	4,250	3,630	3,630
	4,930	4,120	4,120
ASSESSED	240	170	170
VALUE	1,490	1,270	1,270
	1,730	1,440	1,440



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" 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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F17 D50		ST70 DP57 ADJ40				680	0
Totals:							680	0

		EX WALL	<input type="checkbox"/>	A	ROOFING	<input type="checkbox"/>	A	WINDOW	<input type="checkbox"/>	A	DOORS	<input type="checkbox"/>	A	FOUNDATION	<input type="checkbox"/>	A	FRAMING	<input type="checkbox"/>	A	
		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"/>		
CLASS/QUALITY RANK		BRICK	<input type="checkbox"/>		SHED/FLAT	<input type="checkbox"/>		CASEMENT	<input type="checkbox"/>					CRAWL	<input type="checkbox"/>		STEEL	<input type="checkbox"/>		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>		CON DECK	<input type="checkbox"/>		DBLH	<input type="checkbox"/>					PILE/COL	<input type="checkbox"/>		REINF CONC	<input type="checkbox"/>		
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>		MTL DECK	<input type="checkbox"/>		SLIDE BY	<input type="checkbox"/>					REINFOR	<input type="checkbox"/>		CB/MASON	<input type="checkbox"/>		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>		WD DECK	<input type="checkbox"/>		CANOPY	<input type="checkbox"/>	A				STEEL	<input type="checkbox"/>		FRAME	<input type="checkbox"/>		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>		METAL	<input type="checkbox"/>		LIGHTED	<input type="checkbox"/>		STEEL INS	<input type="checkbox"/>		BRICK	<input type="checkbox"/>		POLE	<input type="checkbox"/>		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>		ASPH	<input type="checkbox"/>		SOFFITS	<input type="checkbox"/>		WOOD	<input type="checkbox"/>		STONE	<input type="checkbox"/>		TILT UP	<input type="checkbox"/>		
TOTAL AREA	PERIMETER	0			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	<input type="checkbox"/>
# STORIES	STORY HT	12			STUCCO	<input type="checkbox"/>		BUILT UP	<input type="checkbox"/>		FACADE	<input type="checkbox"/>	A	GLASS	<input type="checkbox"/>		FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
AGE	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"/>	CEILINGS	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"/>				

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

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
A CBD.002: CBD: First Floor Divided		12	40 X 12	1	480		1898		F	A	59.00	28,320	85	0	0	4,250

AMENITY TOTAL															0	
															TOTAL IMPR	4,250

COMMENTS

LOTS OF SALVAGE IRON IN BACK OF PROPERTY