

41-010600.0100

**YOUNG DORIS TRUST**

YOUNG DORIS TRUST

7369 HAMILTON RD

MENDON, OH 45862

Created in 2003 From 41-010600.0100 due to Split

**LEGAL INFORMATION**

MAURER ADD

W PT LOT 23

W PT LOT LOT#: 23

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	YOUNG DORIS TRUST	7369 HAMILTON RD	MENDON	OH	45862	09/07/2021	127,500	WDC : 753	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MCMICHAEL RUDPOLPH D &	8321 THORNCREST CT	NORTH RICHLAND HILLSTX		76182	03/18/2015	25,000	WDC : 152	<input type="checkbox"/>	<input type="checkbox"/>
3	UPTON CYRUS	108 N WASHINGTON ST	MENDON	OH	45862	03/19/1997	0	:A:0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: CL	DATE: 09/27/2004	TIME: 02:58:13 PM	<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	<input type="checkbox"/> F. RESTRICT	108 N WASHINGTON ST, MENDON				
<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"/> G. WOOD LT	<b>COMMENT</b>				
<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"/> H. VACANCY	TY2022:Net Gen=\$1,036.16, Other				
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00				
<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	MODULAR				
LAND COMPUTATIONS				DE16 RMV OWNER OCC/DIDN'T RET APP						
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C		
F:Front	F82 D80	ST160	DP73	ADJ117			9,600	0		
					TOTAL		9,600	0		

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017								
REASON FOR CHANGE	RAPP	RAPP	RAPP								
APPRAISED	<u>LAND</u>	9,600	7,900	6,000							
VALUE	<u>IMPR</u>	98,000	57,700	55,100							
	<u>TOTAL</u>	107,600	65,600	61,100							
ASSESSED	<u>LAND</u>	3,360	2,770	2,100							
VALUE	<u>IMPR</u>	34,300	20,200	19,290							
	<u>TOTAL</u>	37,660	22,970	21,390							

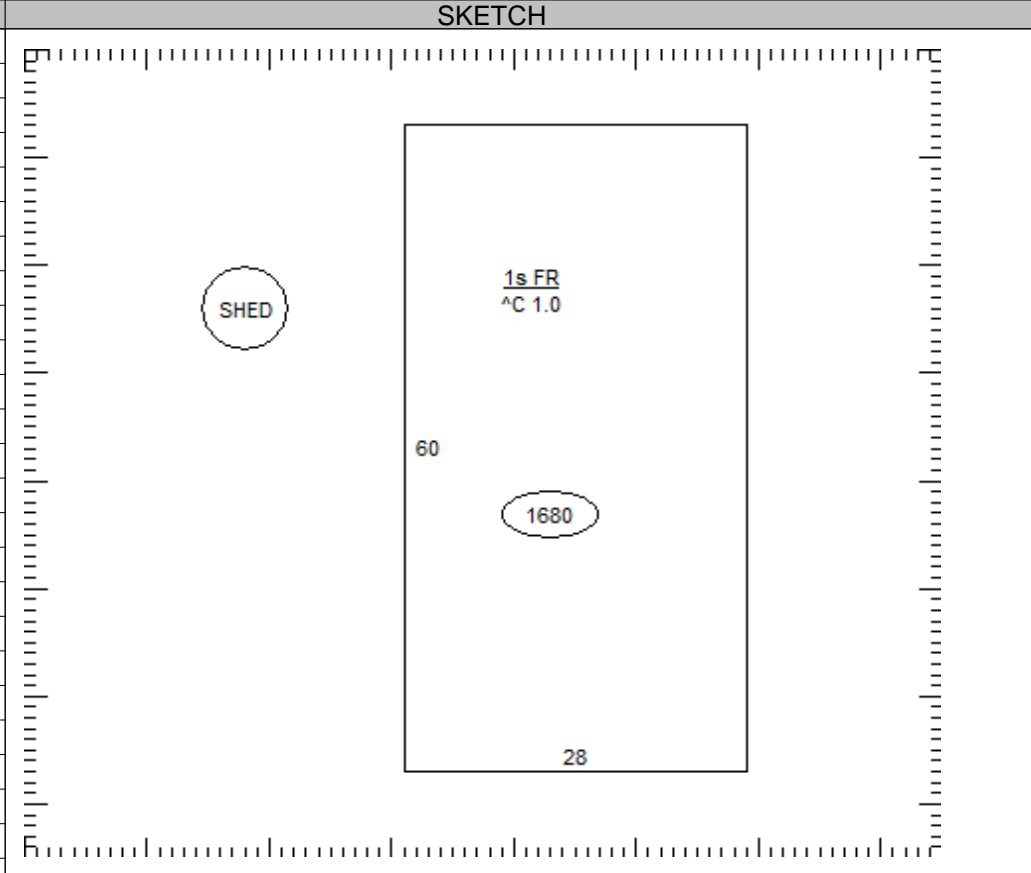
OCCUPANCY  SF  DU  TR  
 CONVERSION  
BUILDING TYPE  ALM/VYNL  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

FLOOR	AREA	CONST	VALUE
1	1680	FR	214,300

ROOFING ROOF TYPE

METAL  GABLE  
 SLT/TLE  HIP  
 SHINGLES  GAMBREL  
 SHAKES  MANSARD  
 COMPOSITE  FLAT

<b>SUBTOTAL</b>		214,300
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,680 S.F.	2,770
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		220,700
GRADE FACTOR		80 %
<b>UNADJUSTED VALUE</b>		176,560
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 6  
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

PLUMBING BASE

X FULL BATH 1  
X HALF BATH  
X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
MMH/RE Dwelling	1	SK	1,680	D		2001		A	176,560	26	130,650		98,000
1 Shed	NV*	8x10	80	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

41-010600.0100 TOTAL 98,000

COMMENTS  
Dwelling has an Economic Factor of 75%