



41-012900.0000

PETRIE TIMOTHY A & JILL M
PETRIE TIMOTHY A & JILL M
213 S WAYNE ST
MENDON, OH 45862

UNION TWP-MENDON CORP / PARKWAY SD

03-21-457-004

LEGAL INFORMATION
MAURER ADDITION

LOT#: 42

Property Class: 510

Neighborhood
004101-TM20

Map:
Block:
Card: 48
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------------|----------------|--------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | PETRIE TIMOTHY A & JILL M | 213 S WAYNE ST | MENDON | OH | 45862 | 12/22/2020 | 111,000 | WDC : 959 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | GUMM PIERCE & COLLEEN | 213 S WAYNE ST | MENDON | OH | 45862 | 07/09/2018 | 37,000 | WDC : 490 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | GUMM PIERCE & COLLEEN | 213 S WAYNE ST | MENDON | OH | 45862 | 07/09/2018 | 37,000 | WDC : 489 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DATE: 03/22/2013 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 checked="" 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 | 213 S WAYNE ST, MENDON COMMENT TY2022:Net Gen=\$1,017.22, Other Assessment=\$2.00 DE16 REVAL DESKTOP REVIEW RESIZE GARAGE AND ADD DECK AND RMV DECK DE13 EFP NOW LIVING ROOM ACCORDING TO LISTER DE09 ADD FP-DATA MAILER DE21 RMV OWN OCC; OWNER DIDN'T RET APP | |
| LAND COMPUTATIONS | | | | | | | |
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE | C |
| F:Front | F66 D132 | ST160 | DP94 | ADJ150 | | 9,900 | 0 |
| TOTAL | | | | | | 9,900 | 0 |

VALUATION SUMMARY

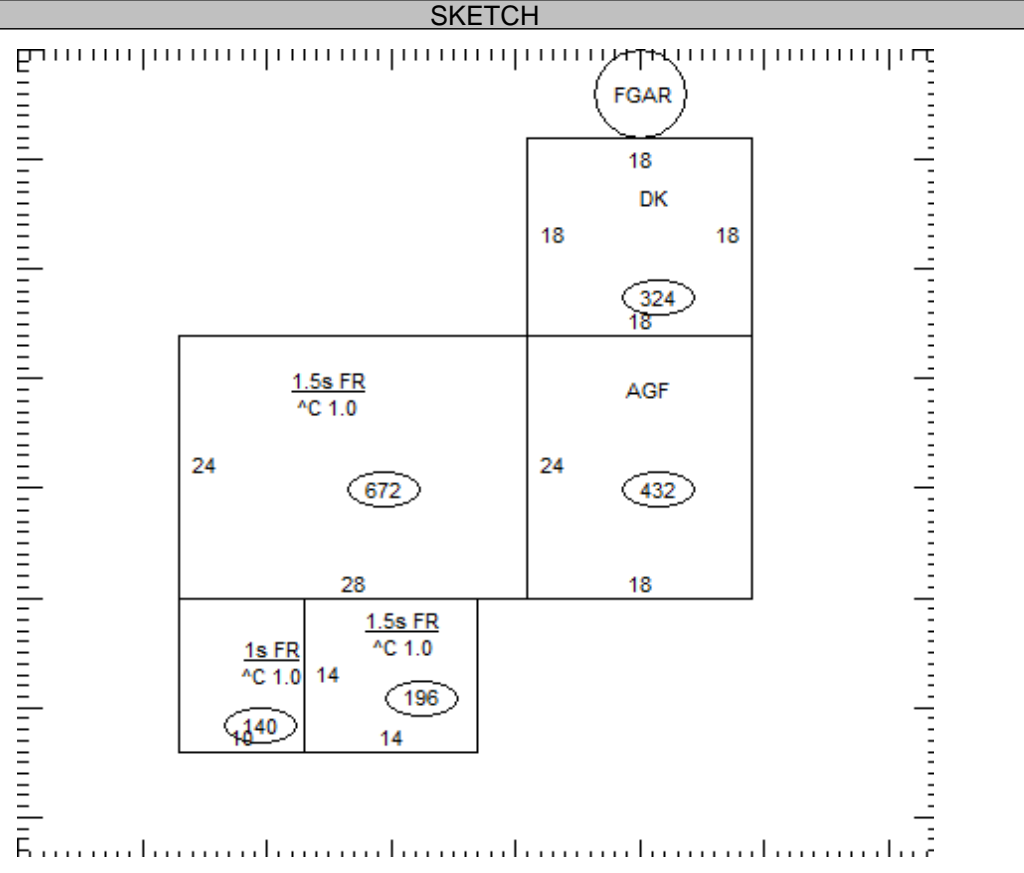
| VALUE YEAR | 2023 | 2020 | 2017 |
|-------------------|---------|--------|--------|
| REASON FOR CHANGE | RAPP | RAPP | RAPP |
| APPRAISED VALUE | 9,900 | 8,300 | 6,200 |
| LAND IMPR | 91,500 | 56,100 | 47,600 |
| TOTAL | 101,400 | 64,400 | 53,800 |
| ASSESSED VALUE | 3,470 | 2,910 | 2,170 |
| LAND IMPR | 32,030 | 19,640 | 16,660 |
| TOTAL | 35,500 | 22,550 | 18,830 |

| | | | | | | | |
|--|-----------------------------|-----------------------------|--|--------------|-------------|--------------|--------------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 1008 | FR | 159,910 |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | .5 | 434 | FR | 42,700 |
| BUILDING TYPE | | | <input checked="" 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 checked="" type="checkbox"/> METAL | | | <input checked="" 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"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" 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"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input checked="" 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"/> | <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 | | 4 | 2 | | | |
| BEDROOMS | | 1 | 2 | | | |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" 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"/> | <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"/> |
| GEO THERMAL | <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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | BASE | | <input checked="" type="checkbox"/> | | |
| X FULL BATH | | | | | | |
| X HALF BATH | | | | | | |
| X FIXTURES | | | | | | |

| | | |
|-------------------------|--------|---------|
| SUBTOTAL | | 202,610 |
| 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 | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 10,700 |
| EXTRA FEATURES | | 3,300 |
| SUBTOTAL | | 221,010 |
| GRADE FACTOR | | 100 % |
| UNADJUSTED VALUE | | 221,010 |
| FACTOR | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 1,442 | C | | 1900 | | A | 221,010 | 45 | 121,560 | | 91,200 |
| 1 Gar - Frame | 7 | 16x18 | 288 | C | 23.70 | 1940 | | F | 6,830 | 95 | 340 | | 300 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
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| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

41-012900.0000 TOTAL 91,500

COMMENTS

Dwelling has an Economic Factor of 75%

UNION TWP-MENDON CORP / PARKWAY SD

03-21-457-004

Property Class: 510

Neighborhood

004101-TM20

Map:

Block:

Card: 48

Bk: Pg:

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MAURER ADDITION

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|---|-----------------------|-----------------------|--------|-------|-------|------------|--------|-------------|--------------------------|-------------------------------------|
| 1 | MULLEN WILLIAM J IV & | 213 S WAYNE ST PO BOX | MENDON | OH | 45862 | 03/22/2013 | 68,000 | WDC : 156 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | BRAGG TREY & HEATHER | 213 WAYNE ST | MENDON | OH | 45862 | 08/26/2005 | 77,500 | WDC : A : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | NUTTLE THOMAS J | PO BOX 323 | MENDON | OH | 45862 | | 0 | : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

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| <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 | 213 S WAYNE ST, MENDON COMMENT |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input 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"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | |
| <input checked="" 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 | |
| <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 |
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| TOTAL | | | | | | 9,900 | 0 |

VALUATION SUMMARY

| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
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