41-025000.0000

KROGMAN TERRIAL D
KROGMAN TERRIAL D
8485 DEEPCUT RD PO BOX 194
MENDON, OH 45862

UNION TWP-MENDON CORP / PARKWAY SD
03-21-429-012

LEGAL INFORMATION
DUTTON ADDITION
O L 1
LOT#: 1

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 560
Neighborhood
004101-TM20
Map: 19
Block:
Card: 101
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KROGMAN TERRIAL D	8485 DEEPCUT RD PO BOX	MENDON	OH	45862	05/16/2023	0	QCE : X : 0	☐	☐
2	KROGMAN MARGARET A	204 E MARKET ST PO BOX	MENDON	OH	45862	06/30/1992	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: CL DATE: 09/21/2004 TIME: 08:29:14 AM ☐ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
204 E MARKET ST, MENDON

COMMENT
TY2022:Net Gen=$367.72, Other Assessment=$2.00
DE - CORRECT YEAR ON GARAGE TO 1965
CK 06 ONE SHED ONLY

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F116 D143	ST160 DP97 ADJ155		18,000 0
			TOTAL	18,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	18,000	14,900	11,300					
	IMPR	59,800	34,000	33,400					
	TOTAL	77,800	48,900	44,700					
ASSESSED VALUE	LAND	6,300	5,220	3,960					
	IMPR	20,930	11,900	11,690					
	TOTAL	27,230	17,120	15,650					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
■ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
■ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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		4			
BEDROOMS		2			
FIREPLACES					

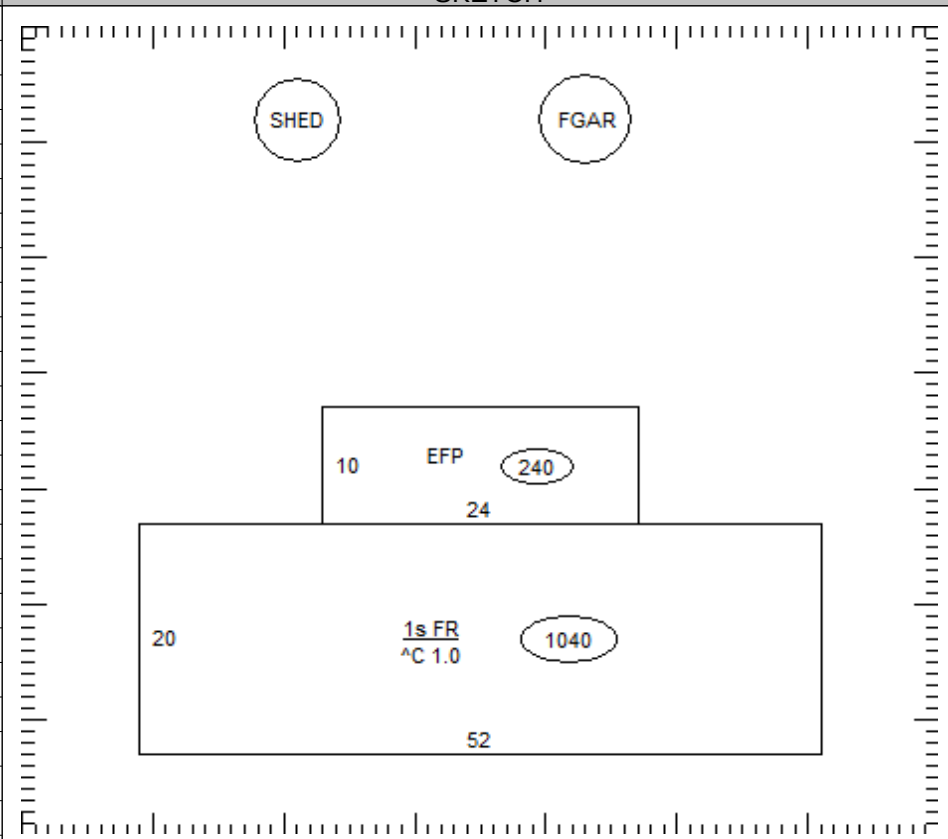
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1040	FR	164,990

SUBTOTAL		164,990
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,040 S.F.	1,720
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		7,000
SUBTOTAL		173,710
GRADE FACTOR		80 %
UNADJUSTED VALUE		138,970
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
MMH/RE Dwelling	1	SK	1,040	D		1967		A	138,970	45	76,430		57,300
1 Gar - Frame	8	32x22	704	C	23.70	1965		A	16,680	85	2,500		2,500
2 Shed	5	8x10	80	C		1980		A		77			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		59,800

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COMMENTS

MH ON RE
Dwelling has an Economic Factor of 75%