

UNION TWP-MENDON CORP / PARKWAY SD

03-28-227-006

Property Class: 510

Neighborhood

004101-TM20

Map:

Block:

Card: 37

Bk: Pg:

41-027800.0600

LEGAL INFORMATION

FENT SUBD

LOT#: 6

RUTSCHILLING PAUL W & RUTH A

RUTSCHILLING PAUL W & RUTH A

363 KREMER RD

MARIA STEIN, OH 45860

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUTSCHILLING PAUL W &	363 KREMER RD	MARIA STEIN	OH	45860	05/20/2021	140,000	WDC : 400	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WILLIAMS SHARON M	417 S MAIN ST	MENDON	OH	45862	05/20/2021	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WILLIAMS JAMES P & SHARON	417 S MAIN ST	MENDON	OH	45862	09/30/2015	107,500	WDC : 652	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 10/14/2004 TIME: 02:23:13 PM 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 417 S MAIN ST
 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 E. SZ/SHAPE J. OTHER/CDU

COMMENT
 TY2022:Net Gen=\$1,826.92, Other Assessment=\$2.00
 DE16 ADD DECK PER REVAL DESKTOP REVIEW
 DE16 RMV OWNER OCC/DIDN'T RET APP
 DE21 COR PLMG, ADD GAS FP PER DATA MAILER
 DE22 RMV OWN OCC - DID NOT RETURN APP

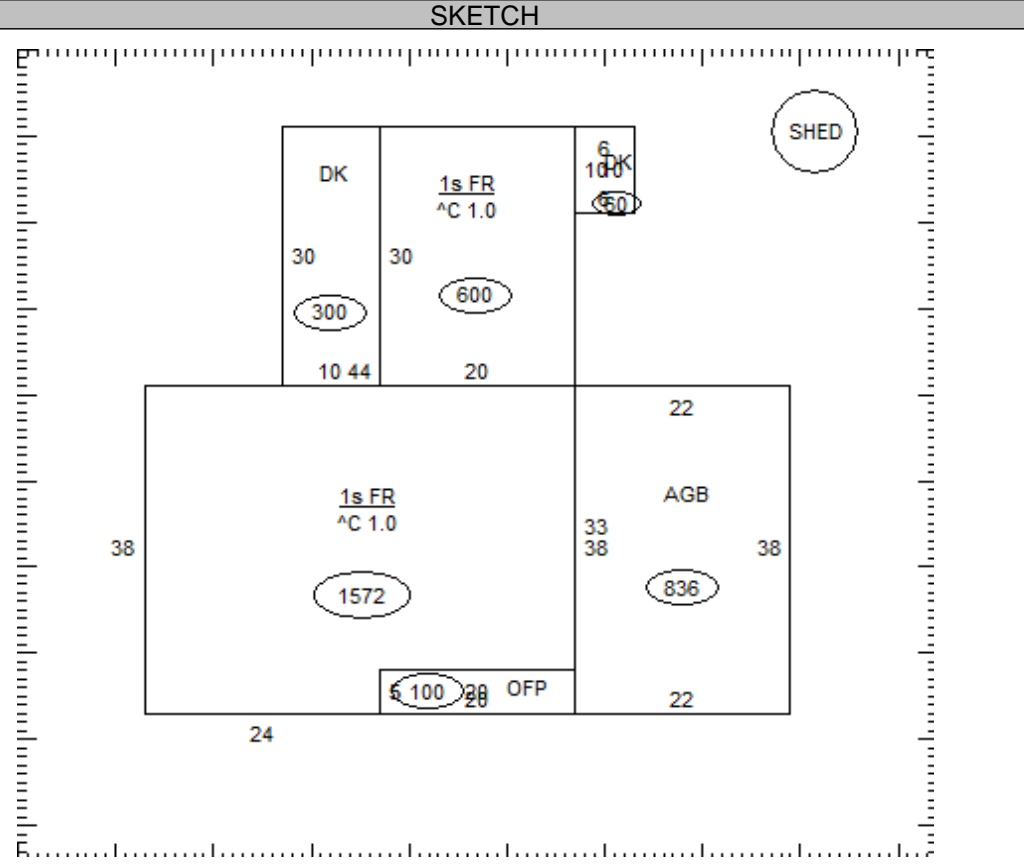
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D144	ST160	DP98	ADJ157			15,700	0
TOTAL							15,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017			
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP			
APPRAISED VALUE	<u>LAND</u> 15,700	13,000	13,000	9,800			
	<u>IMPR</u> 159,900	102,700	100,400	85,300			
	<u>TOTAL</u> 175,600	115,700	113,400	95,100			
ASSESSED VALUE	<u>LAND</u> 5,500	4,550	4,550	3,430			
	<u>IMPR</u> 55,970	35,950	35,140	29,860			
	<u>TOTAL</u> 61,470	40,500	39,690	33,290			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2172	FR	246,700						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
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 type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input checked="" 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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>					
ACCOMMODATIONS													
# OF ROOMS		8											
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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>					
PLUMBING				BASE									
X FULL BATH		1											
X HALF BATH													
X FIXTURES		1											
SUBTOTAL							246,700						
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				2,172 S.F.			3,580						
PLUMBING #				4			4,840						
GARAGES & CARPORTS							23,400						
EXTRA FEATURES							5,200						
SUBTOTAL							288,120						
GRADE FACTOR							100 %						
UNADJUSTED VALUE							288,120						
FACTOR							100 %						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,172	C		1991		A	288,120	26	213,210		159,900
1 Shed		8x10	80	C		2000		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 159,900

COMMENTS

BRICK TRIM 10 LF X 8
Dwelling has an Economic Factor of 75%

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LEGAL INFORMATION
FENT SUBD

LOT#: 6

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BUSACCA SARA A	417 S MAIN ST	MENDON	OH	45862	01/22/2013	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	BUSACCA ANGELO L & SARA A	417 S MAIN ST PO BOX 203	MENDON	OH	45862-0203	10/31/1991	65,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	417 S MAIN ST COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" 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 type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" 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 type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

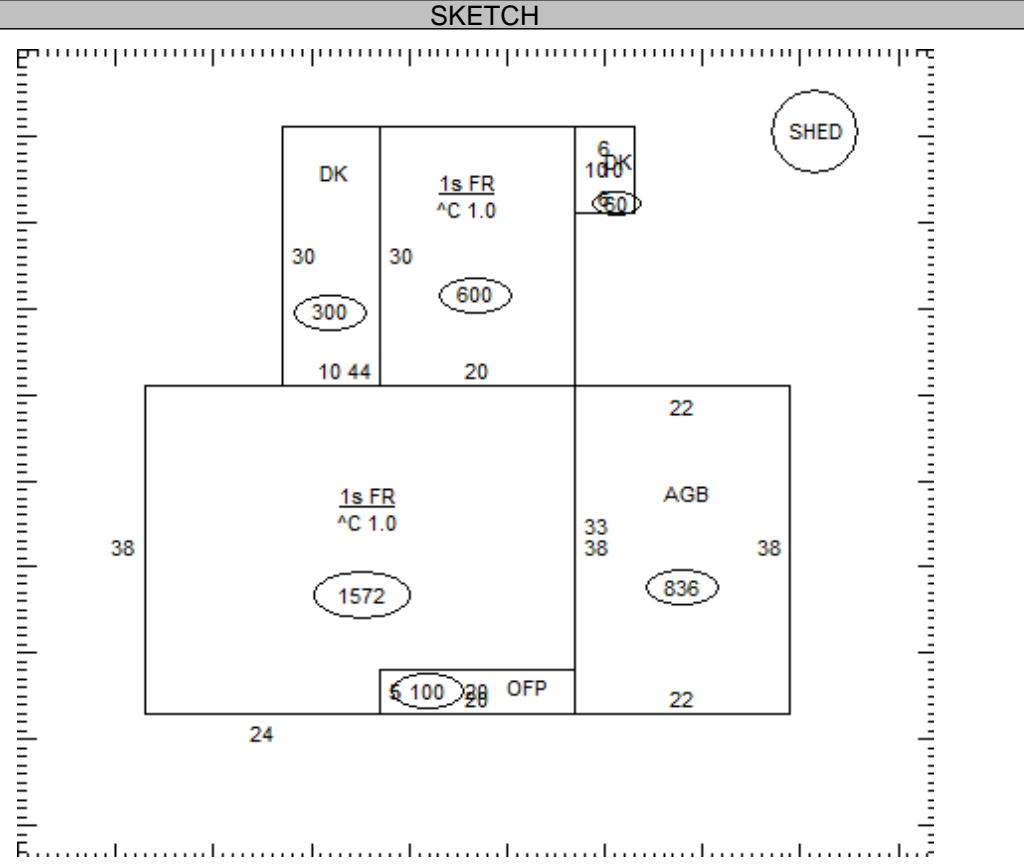
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						15,700	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRAISED VALUE	LAND IMPR TOTAL	ASSESSED VALUE	LAND IMPR TOTAL

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				

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													

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TOTAL 0

COMMENTS