41-030600.0000

HUFFMAN LORI RENEE
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116 DRAKE ST
MENDON, OH 45862

UNION TWP-MENDON CORP / PARKWAY SD
03-21-451-010

LEGAL INFORMATION
NELSON ADDITION
UNRECORDED
PT LOT 13 RTS: 003-04-21 LOT#: 13

Property Class: 510
Neighborhood
004101-TM20
Map:
Block:
Card: 77
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HUFFMAN LORI RENEE	116 DRAKE ST	MENDON	OH	45862	03/20/2020	55,000	WDC : 171	☐	■
2	WEYANDT RONALD	116 DRAKE ST	MENDON	OH	45862	04/30/2003	55,000	: A : 0	☐	■
3							0	0	☐	☐

X: Signature ☐ TTO LISTER: CL DATE: 09/27/2004 TIME: 03:14:53 PM ☐ 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
116 DRAKE ST, MENDON

COMMENT
TY2022:Net Gen=$781.74, Other Assessment=$2.00
DE21 RMV OWN OCC; OWNER DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F61 D83	ST160 DP74 ADJ118		7,200 0
			TOTAL	7,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	7,200	5,900	4,500					
	IMPR	67,200	43,600	37,500					
	TOTAL	74,400	49,500	42,000					
ASSESSED VALUE	LAND	2,520	2,070	1,580					
	IMPR	23,520	15,260	13,130					
	TOTAL	26,040	17,330	14,710					

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		5			
BEDROOMS		2			
FIREPLACES		1			

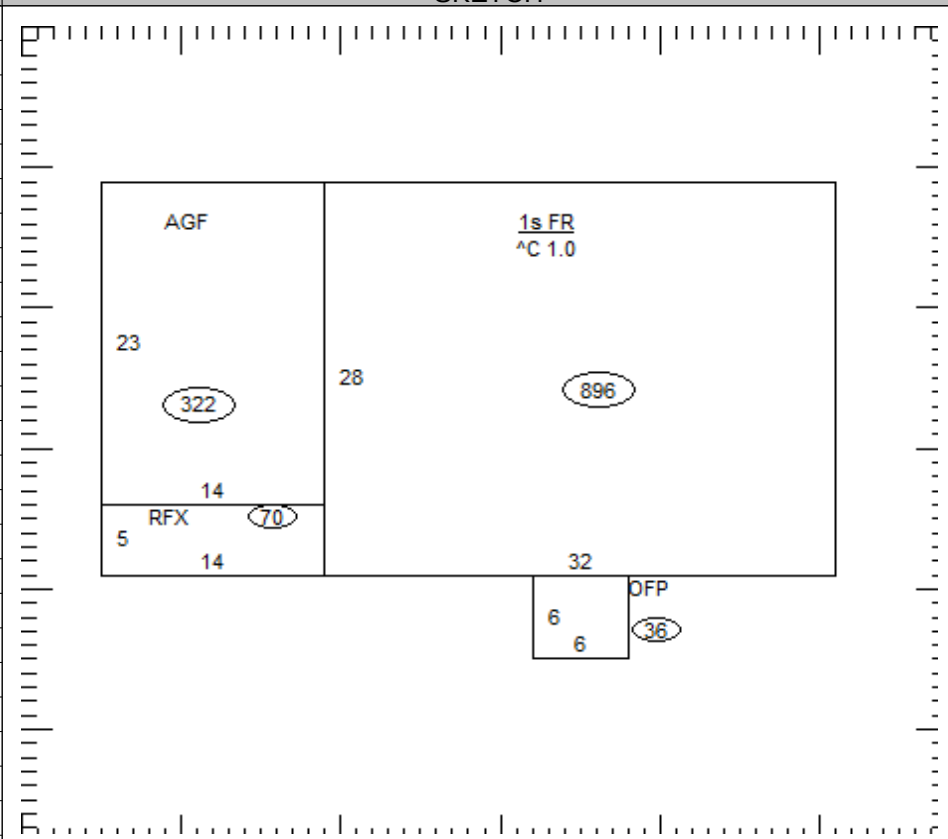
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	896	FR	149,090

SUBTOTAL		149,090
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		8,000
EXTRA FEATURES		1,200
SUBTOTAL		162,690
GRADE FACTOR		95 %
UNADJUSTED VALUE		154,560
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	896	C-		1959		A	154,560	42	89,640		67,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		67,200

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COMMENTS

Dwelling has an Economic Factor of 75%