

UNION TWP-MENDON CORP / PARKWAY SD

03-21-458-004

Property Class: 510

Neighborhood

004102-TM20

Map:

Block:

Card: 150

Bk: Pg:

41-033700.0000

MAY KYLE VERNON ALAN

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307 W WALNUT ST

MENDON, OH 45862

LEGAL INFORMATION

TOMLINSON ADDITION

LOT#: 20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MAY KYLE VERNON ALAN	307 W WALNUT ST	MENDON	OH	45862	04/29/2019	79,900	WDC : 268	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FLOWERS JAMON A & LUCY J	307 W WALNUT ST	MENDON	OH	45862	05/13/2016	53,000	WDC : 311	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WHEELER DENNIS A	307 W WALNUT ST	MENDON	OH	45862	06/01/2001	40,800	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 10/25/2004 TIME: 12:08:01 PM LETTER LETTER REC'D GIS CODE

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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	307 W WALNUT ST, MENDON
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$712.28, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$2.00
<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	DE20 RMV OCC DID NOT RETURN

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D132	ST175	DP94	ADJ165			10,900	0
					TOTAL		10,900	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	LAND	10,900	8,400
VALUE	IMPR	50,600	36,700
	TOTAL	61,500	45,100
ASSESSED	LAND	3,820	2,940
VALUE	IMPR	17,710	12,850
	TOTAL	21,530	15,790

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

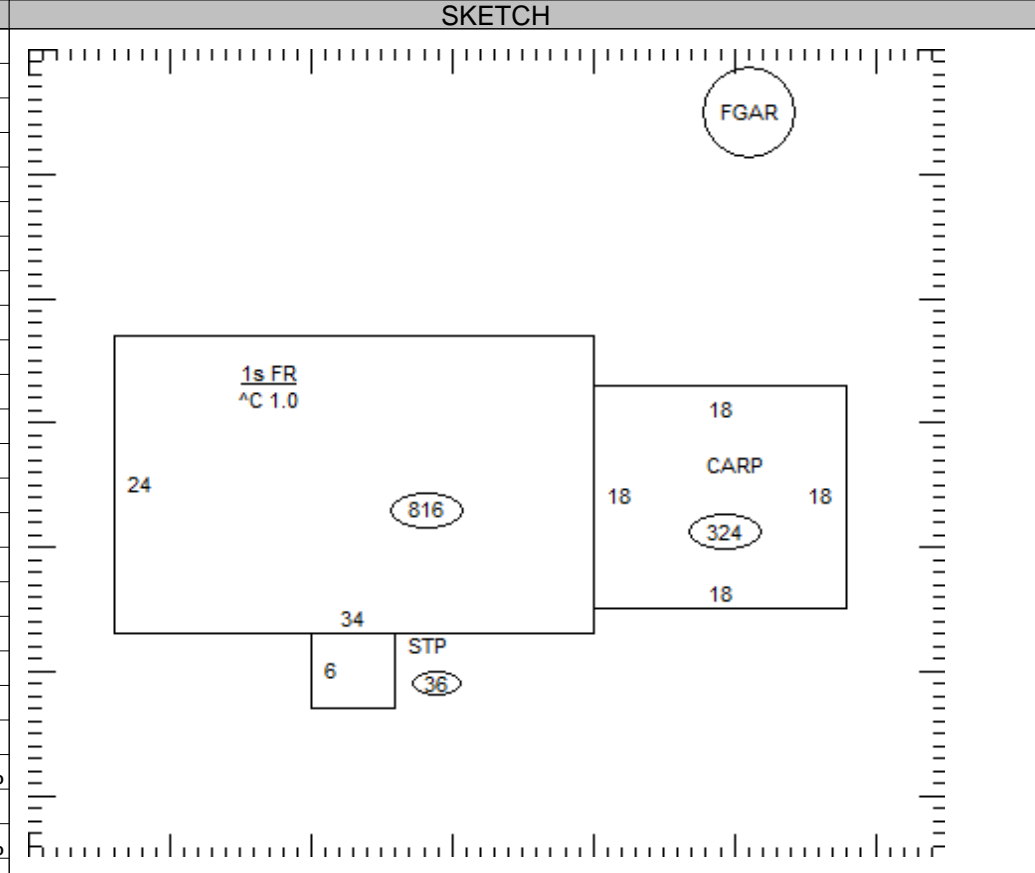
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 4
 BEDROOMS 2
 FIREPLACES 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	816	FR	137,770
SUBTOTAL			137,770
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			0
EXTRA FEATURES			2,800
SUBTOTAL			144,970
GRADE FACTOR			85 %
UNADJUSTED VALUE			123,220
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	816	D+		1957		A	123,220	47	65,310		49,000
1 Gar - Frame		24x28	672	C	23.70	1957		A	15,930	90	1,590		1,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 50,600

COMMENTS
 Dwelling has an Economic Factor of 75%