

41-039000.0000

**FRAZIER RYAN ALLEN**

FRAZIER RYAN ALLEN

213 GLENN ST

MENDON, OH 45862

**LEGAL INFORMATION**

ANSPAUGH FIRST ADDITION

LOT#: 7

|   | OWNERSHIP          | ADDRESS            | CITY       | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|---|--------------------|--------------------|------------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | FRAZIER RYAN ALLEN | 213 GLENN ST       | MENDON     | OH    | 45862 | 06/08/2020 | 125,500 | WDC : 350   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | WILDER DUANE E     | 10420 WOODFIELD PL | FORT WAYNE | IN    | 46835 | 09/23/2015 | 71,000  | WDC : 631   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | COIL BARBARA A     | 213 GLENN ST       | MENDON     | OH    | 45862 | 08/15/2007 | 0       | QCC : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DA DATE: 10/22/2004 TIME: 08:53:39 AM  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 213 GLENN ST, MENDON  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$1,689.34, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$2.00  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE16 RMV OWNER OCC/DIDN'T RET APP

LAND COMPUTATIONS

| LAND TYPE | SIZE      | M     | RATE | C      | INF | M | VALUE  | C |
|-----------|-----------|-------|------|--------|-----|---|--------|---|
| F:Front   | F100 D135 | ST175 | DP95 | ADJ166 |     |   | 16,600 | 0 |
| TOTAL     |           |       |      |        |     |   | 16,600 | 0 |

VALUATION SUMMARY

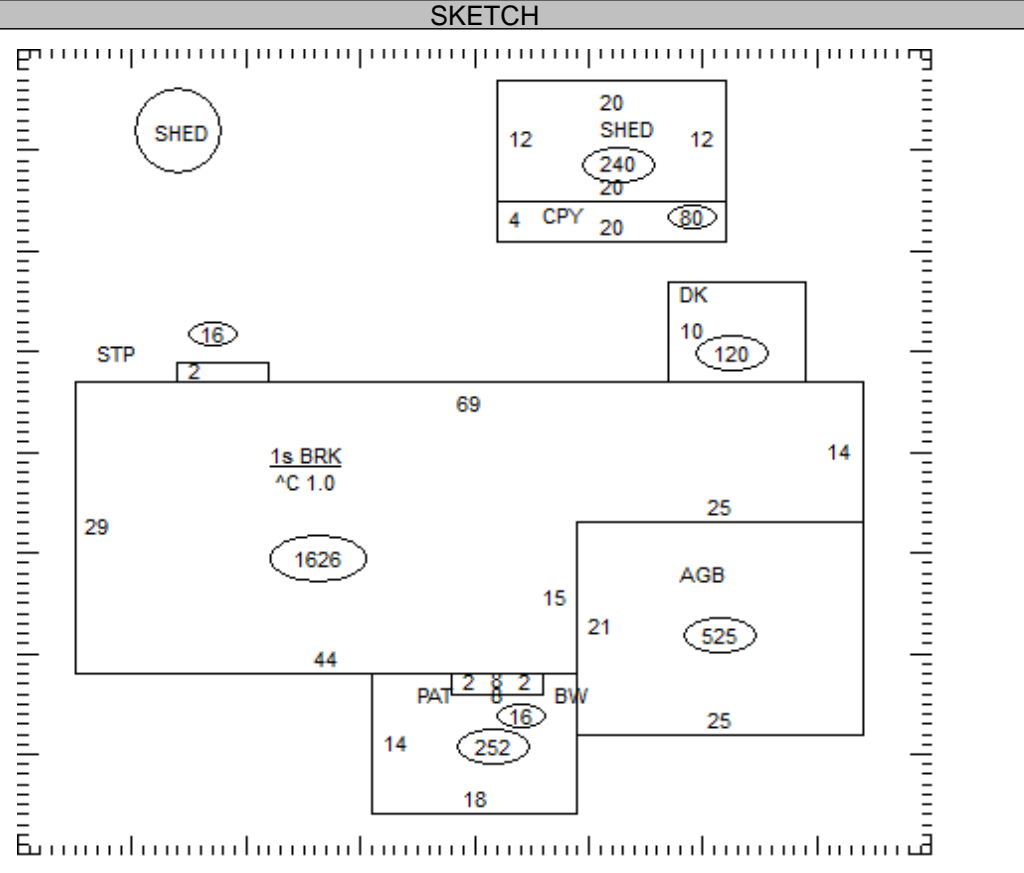
| VALUE YEAR        | 2023         | 2020    | 2017    |        |  |  |  |  |
|-------------------|--------------|---------|---------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP         | RAPP    | RAPP    |        |  |  |  |  |
| APPRAISED         | <u>LAND</u>  | 16,600  | 12,800  | 9,500  |  |  |  |  |
| VALUE             | <u>IMPR</u>  | 113,900 | 94,200  | 78,500 |  |  |  |  |
|                   | <u>TOTAL</u> | 130,500 | 107,000 | 88,000 |  |  |  |  |
| ASSESSED          | <u>LAND</u>  | 5,810   | 4,480   | 3,330  |  |  |  |  |
| VALUE             | <u>IMPR</u>  | 39,870  | 32,970  | 27,480 |  |  |  |  |
|                   | <u>TOTAL</u> | 45,680  | 37,450  | 30,810 |  |  |  |  |

|  |   |              |             |              |              |
|--|---|--------------|-------------|--------------|--------------|
| <b>OCCUPANCY</b>   | <b>EXTERIOR</b>                           | <b>FLOOR</b> | <b>AREA</b> | <b>CONST</b> | <b>VALUE</b> |
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD             | 1            | 1626        | BRK          | 225,300      |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO           |              |             |              |              |
| <b>BUILDING TYPE</b>   | <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 checked="" type="checkbox"/> BRICK |              |             |              |              |
| <input type="checkbox"/>   | <input type="checkbox"/> STONE            |              |             |              |              |

|  |   |
|--|---|
| <b>ROOFING</b>                               | <b>ROOF TYPE</b>                          |
| <input type="checkbox"/> METAL               | <input checked="" 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             |

|                       |                          |                                     |                          |                          |   |
|-----------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <b>FLOORS</b>         | <b>B</b>                 | <b>1</b>                            | <b>2</b>                 | <b>3</b>                 | <b>U</b>  |
| CONCRETE              | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                        |
| WOOD                  | <input 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"/>                        |
| CARPET                | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                        |
| <b>INT. FINISH</b>    | <b>B</b>                 | <b>1</b>                            | <b>2</b>                 | <b>3</b>                 | <b>U</b>  |
| PLASTER/DW            | <input 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"/>                        |
| UNFINISHED            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                        |
| <b>ACCOMMODATIONS</b> |                          |                                     |                          |                          |   |
| # OF ROOMS            |                          | 6                                   |                          |                          |   |
| BEDROOMS              |                          | 3                                   |                          |                          |   |
| FIREPLACES            |                          | 1                                   |                          |                          |   |
| <b>HEAT &amp; AC</b>  | <b>B</b>                 | <b>1</b>                            | <b>2</b>                 | <b>3</b>                 | <b>U</b>  |
| NO HEAT               | <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"/>                        |
| HW/STEAM              | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                        |
| ELECTRIC              | <input type="checkbox"/> | <input checked="" 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"/>                        |
| FLR/WALL              | <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"/>                        |
| GEOHERMAL             | <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"/>                        |
| CTRL A/C              | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                        |
| <b>PLUMBING</b>       |                          |                                     |                          |                          | <b>BASE</b> <input checked="" type="checkbox"/> |
| X FULL BATH           |                          | 1                                   |                          |                          |   |
| X HALF BATH           |                          |                                     |                          |                          |   |
| X FIXTURES            |                          |                                     |                          |                          |   |

|                         |        |         |
|-------------------------|--------|---------|
| <b>SUBTOTAL</b>         |        | 225,300 |
| 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 #              | 3      | 3,630   |
| GARAGES & CARPORTS      |        | 14,700  |
| EXTRA FEATURES          |        | 2,600   |
| <b>SUBTOTAL</b>         |        | 250,630 |
| GRADE FACTOR            |        | 100 %   |
| <b>UNADJUSTED VALUE</b> |        | 250,630 |
| FACTOR                  |        | 100 %   |



| OCCUPANCY | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1     | SK    | 1,626 | C     |       | 1970 |      | A   | 250,630   | 40   | 150,380  |      | 112,800  |
| 1 Shed    |       | 12x20 | 240   | C     | 7.70  | 1990 |      | A   | 1,850     | 57   | 800      |      | 800      |
| 2 Canopy  |       | 4x20  | 80    | C     | 7.38  | 1990 |      | A   | 590       | 57   | 250      |      | 300      |
| 3 Shed    |       | 8x8   | 64    | C     |       | 2000 |      | A   |           | 37   |          |      | 0        |
| 4         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |       |       |       |       |      |      |     |           |      |          |      |          |

41-039000.0000 TOTAL 113,900

**COMMENTS**

FIREPLACE=NO LINING=NOT USEABLE  
 Dwelling has an Economic Factor of 75%

UNION TWP-MENDON CORP / PARKWAY SD

03-28-205-005

Property Class: 510

Neighborhood

004102-TM20

Map:

Block:

Card: 80

Bk: Pg:

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LEGAL INFORMATION

ANSPAUGH FIRST ADDITION

LOT#: 7

FRAZIER RYAN ALLEN

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213 GLENN ST

MENDON, OH 45862

| OWNERSHIP | ADDRESS                   | CITY         | STATE  | ZIP | DATE  | AMOUNT     | DEED:CONV# | JS      | VALID                    |                                     |
|-----------|---------------------------|--------------|--------|-----|-------|------------|------------|---------|--------------------------|-------------------------------------|
| 1         | COIL NORMAN E & BARBARA A | 213 GLENN ST | MENDON | OH  | 45862 | 08/07/1992 | 58,000     | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2         |                           |              |        |     |       |            | 0          | 0       | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3         |                           |              |        |     |       |            | 0          | 0       | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: DA DATE: 10/22/2004 TIME: 08:53:39 AM  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     | 213 GLENN 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     |                      |
| <input 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 |                      |
| <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 |
|-----------|------|---|------|---|-----|--------|-------|---|
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
|           |      |   |      |   |     |        |       |   |
| TOTAL     |      |   |      |   |     | 16,600 | 0     |   |

VALUATION SUMMARY

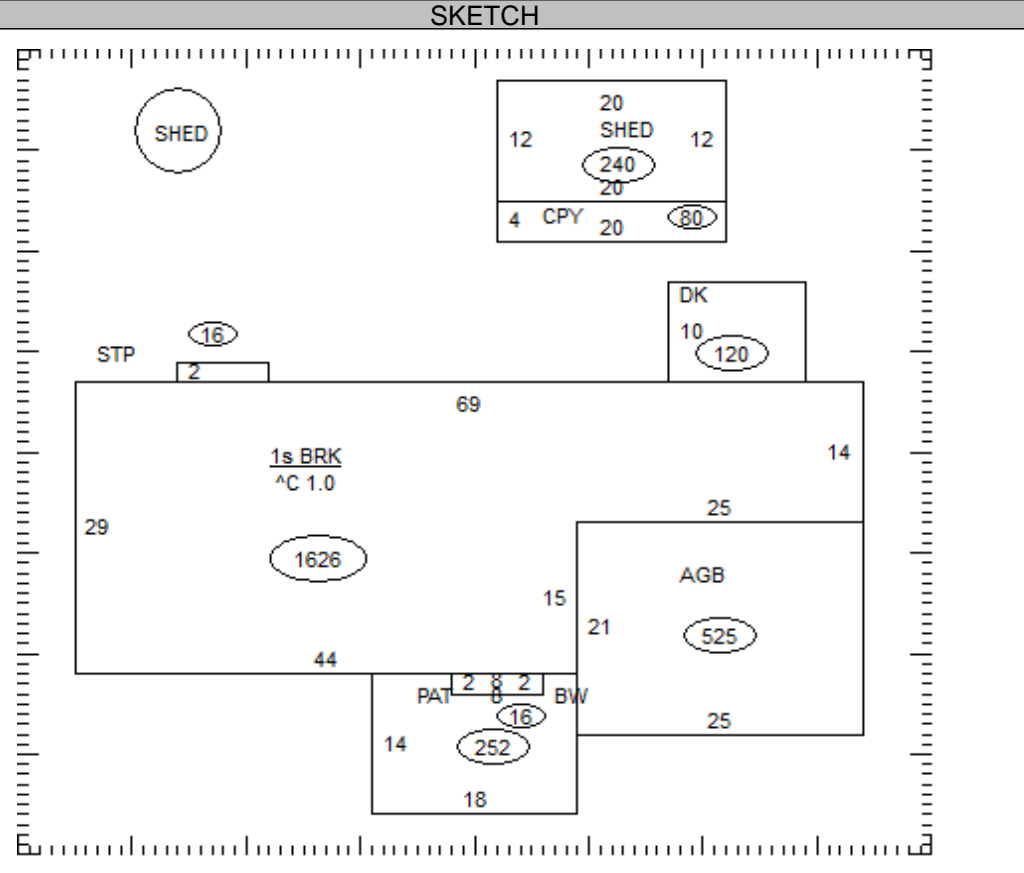
| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSED | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
|            |                   |           |      |       |          |      |       |
|            |                   |  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

| 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   |       |      |       |       |
| <b>BUILDING TYPE</b>  | <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    |

|                         |        |   |
|-------------------------|--------|---|
| <b>SUBTOTAL</b>         |        | 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 |
| <b>SUBTOTAL</b>         |        | 0 |
| GRADE FACTOR            |        | % |
| <b>UNADJUSTED VALUE</b> |        | 0 |
| FACTOR                  |        | % |

| FLOORS         | B                        | 1                             | 2                        | 3                        | U                        |
|----------------|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|
| CONCRETE       | <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"/> |
| TILE/COMPO     | <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"/> |
| INT. FINISH    | B                        | 1                             | 2                        | 3                        | U                        |
| PLASTER/DW     | <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"/> |
| UNFINISHED     | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS |                          |                               |                          |                          |                          |
| # OF ROOMS     |                          |                               |                          |                          |                          |
| BEDROOMS       |                          |                               |                          |                          |                          |
| FIREPLACES     |                          |                               |                          |                          |                          |
| HEAT & AC      | B                        | 1                             | 2                        | 3                        | U                        |
| NO HEAT        | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT      | <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"/> |
| ELECTRIC       | <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"/> |
| FLR/WALL       | <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"/> |
| GEO THERMAL    | <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"/> |
| CTRL A/C       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING       |                          | BASE <input type="checkbox"/> |                          |                          |                          |
| X FULL BATH    |                          |                               |                          |                          |                          |
| X HALF BATH    |                          |                               |                          |                          |                          |
| X FIXTURES     |                          |                               |                          |                          |                          |



| 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        |       |      |      |       |       |     |      |     |           |      |          |      |          |

41-039000.0000 TOTAL 0

COMMENTS