

HISTORIC PRESERVATION BOARD

Case No. H22-045

Building Demolition at 277 South Court Street

March 2, 2022

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A.1

Application and Applicant Submitted Narrative



CITY OF MEDINA

Planning Department

132 North Elmwood Street
 Medina, Ohio 44256
 PH (330) 722-9023 • FX (330) 722-9045
 www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 277 S. COURT ST., MEDINA, OH 44256
 Parcel No: 028-19A-21-242 Case No: H22-04
 Project Description: (describe below and check all that apply) DEMOLITION REQUEST

Planning Commission

- Site plan approval
 Conditional zoning certificate
 Conditional sign approval
 Code or Map Amendment
 Preliminary plan
 Subdivision
 Other:

Historic Preservation Board

- Certificate of Appropriateness
 Conditional sign approval

Board of Zoning Appeals

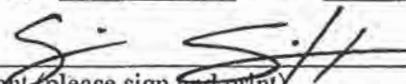
- Variance
 Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: SOUTH COURT, LLC Property Owner: SAME
 Address: 445 W. LIBERTY ST. #215 Address: ←
MEDINA, OH 44256
 Email: CRAIG@TRURIDGE.COM Email: _____
 Phone: 330-408-3366 Fax: — Phone: _____ Fax: _____


 Applicant (please sign and print) CRAIG STURGILL 1/20/22
SOUTH COURT, LLC Date


 Property Owner (please sign and print) CRAIG STURGILL 1/20/22
SOUTH COURT, LLC Date

1/20/2022

Narrative Reason for Demolition Request

277 S. Court St., Medina, OH 44256 | PPN # 028-19A-21-242

- **Life and safety is top priority.** Our primary reason for demolition is due to life and safety hazards
 - We hired a certified and experienced commercial + residential property inspector, who had noted such volume of concerns that he stated in his report *“We recommend considering complete demolition of this building in lieu of repairs”*.
 - We then hired a certified Structural Engineer (Wellert Corporation) to perform further investigation after we purchased the property who issued a report dated 4/13/2020 citing numerous structural concerns.
 - The engineer stated *“It is very likely that the costs to correct these foundation and framing deflection/settlement/floor sag problems would be prohibitive”* and *“It is apparent that numerous attempts have been performed over the years to reinforce structure. These attempts at structural reinforcement were made at many different times during the history of this building.”*
 - We prioritize health and safety over profits and made the executive decision not to renew any tenant leases in 2020 based on our concerns regarding the building’s safety hazards.
 - In December 2021 we decided to re-evaluate the building, because it appeared the building was worsening in condition. So we hired another certified Structural Engineering firm as a second opinion (Cramer Engineering) who completed an objective analysis, and the results were even more concerning than the first report about 1.5 years prior.
 - The second engineer stated in their report *“The home has significant problems with racking and settlement, and it is not safe to occupy the building. The exterior walls are racked from 5/8" to 1-1/2" (over 2'-0")*, the floors sag or are sloped, the front porch has settled significantly on the east end. *The cost to attempt to repair this dwelling outweighs the benefits, as this is a 2 unit residential rental. **Due to the existing state of the building, there is an imminent life safety hazard of severe structural issues or collapse, and it is recommended that the building is demolished for safety reasons.**”*
 - The building has a significant lean to the North, directly adjacent to the city parking lot, also causing potential hazards and risk to pedestrians walking or parking on the city owned property, right next to the building.
 - We also own and operate the neighboring building immediately to the South (281 S. Court St.), and have concerns if the 277 S. Court St. building were to collapse, it could not only do property damage to our other building, but more importantly it could hurt one of the tenants in our other building or other pedestrians as all sidewalks are in close proximity to the building.
- **Financial feasibility and economic hardship.** The cost to rehabilitate the property is not financially feasible and could create an economic hardship if demolition is not approved.
 - Due to the fact we have kept the building vacant for the last 1.5+ years, this has caused us sustained financial losses on both utilities, taxes, insurance, lawn/snow maintenance and other required costs to keep the property at least minimally maintained. These upkeep costs are at least \$6,000 per year or more. On top of all this, and to our surprise, the property value assessment increased over \$40,000 this year (even higher taxes) while the building is in very poor condition and has been vacant for about 1.5 years.
 - We did an extensive rehabilitation of the building immediately next door to the South of the subject property, so we have a very good understanding of the cost and process required to make such renovations. If we felt 277 S. Court St. was remotely feasible, we would have taken that approach as we did with the neighboring property, unfortunately the 277 building is not remotely feasible, and as such, we did not engage in restoration efforts.
 - We obtained a detailed restoration proposal from a well-known and local-based home builder and renovation expert familiar with the historical district (Landmark Homes) in August 2021.

- Their restoration proposal was a minimum of \$401,888.50 which did also not cover much of the materials (quote was mostly labor only) so the all-in renovation cost could easily exceed \$500,000 plus the original acquisition cost, making the total investment over \$600,000+.
- A financial pro-forma was prepared, and based on the projections (post-renovation) the Net Operating Income would be approximately \$9,354.24 annually. However with \$401,888.50 + materials required to rehabilitate the property, it would take at least 43+ years to break-even on renovation costs, not even considering the initial acquisition cost which would likely take break even point to 50-60 years. which is not remotely feasible. Even if you doubled the NOI (unlikely), it would still be very unfeasible.
 - Alternative uses were considered but would not offer much, if any, financial benefit or variation in rehabilitation cost over the building's existing use as a two story, two family, residential dwelling, nor would another use likely result in any material difference in rents.
 - When comparing the cost to rehabilitate the property (~\$401K + materials), plus the initial acquisition cost (approx. \$120K) the all-in cost could exceed \$600,000 which is substantially above even an aggressive market value.
 - In order to determine a possible market value, multiple approaches could be taken. However if we use a very high value Cap Rate of 5% based on the projected \$9,354 annual NOI, this backs out to \$187,080, which is coincidentally very similar to the current auditor's assessed value at \$188,000. So we believe a fully restored building value would likely not exceed \$180,000-\$200,000 max. This means it would cost approximately 3X more to renovate the property than it is worth. Even if you doubled the fair market value from our projections, or you cut the restoration costs in half--the cost would still exceed its market value.
 - None of the costs listed above would be financially feasible and could result in extreme economic hardship if a demolition is not approved.
 - The cost of demolitions would be approximately \$20,000 based on two proposals we received and included in our submission. The demo proposals were to completely demo the building including foundation, returning the soil to a build-ready status for a future project.
- **Form of ownership.** The property listed above is owned by South Court, LLC and was purchased from MRR Properties, LLC in October 2019 for approximately \$120,536. The reason the price listed is "approximate" is because this property was purchased as part of the same transaction as 281 S. Court St. and the price of both combined was \$592,500. There was not an allocation of purchase price specifically written in the purchase agreement, though internally we allocated a purchase price of about \$63 per square foot across both properties. 277 S. Court St. finished square foot is 1,906 x \$63 = \$120,536.
 - **Unauthorized access.** There are concerns with potential squatters or other unauthorized access, drug activity, etc.
 - **Redevelopment.** In regards to a redevelopment plan—our primary and foremost concern at this time is to eliminate the life and safety risk that we believe is present and also evidenced by our structural engineer reports. We want to make it clear our desire to demolish this building is not due to a desire to simply build something new or 'better' in its place. Though, we also understand the city desires to maintain storefronts in the region. We have some conceptual designs (attached) of potential redevelopment concepts, though the immediate solution would be for us to complete a proper demolition removing everything including the footers, backfilling with dirt and grass suitable for constructing another building in its place. Our redevelopment plan doesn't have an immediate confirmed date, though the expectation of a redevelopment project would take place within approximately 3 years.
 - **Other demolition proposal.** We are aware there is another demolition request for a building located at 133 N. Court St. However, we believe our concerns are fundamentally different because in addition to the severe structural concerns that are cost prohibitive to remediate there are life and safety hazards at the

heart of the request. We also believe we do not have much time (if any) before the building could further deteriorate or collapse, based on our opinion as well as the structural engineer report we recently received in December 2021—when we started taking aggressive action due to our safety concerns.

- **Historic status.** This building is not on the National Register of Historic Places. In 1975 the City of Medina nominated the town square to be listed in the National Registry of Historic Places 1975. Section 8 of the nomination form indicates the City believed the square to be “historic” on grounds of the Victorian Architecture. The nomination form emphasized the architecture alone as the reason for the nomination. The City’s form defined the boundaries of the area the City at the time believed to be of historic importance. The continuation page for Section 2 says that the square encloses the “coherent assemblage of architecture described in the statement of significance. **The nature and condition of the architecture changes radically immediately beyond the boundary.**” The description of the district and the map drawn of the district includes the square and the approximately 100 feet surrounding it. 277 South Court Street sits well outside (~500 feet) the area in which the City designated as historic. The city itself told the registry that the architecture in the area in which 277 South Court is located is a “radical departure” from the Victorian dominated historic district.
- **Building not original thus lacking historical significance.** It was noted by us as well as multiple conversations we had with both of our structural engineering firms, as well as our architectural design firm, that neither the entire front porch structure, nor the rear addition to the property, appear to be original. Meaning, much of the visible portions of the building is not original and thus doesn’t hold the same historical value. This is evidenced by different materials, finishes, and design, in addition to obvious foundation differences especially in the rear addition where the foundations are from distinguishably different time periods.
- **Lack of value contribution.** We believe the 277 building and its poor condition detracts from the value of neighboring properties, including but not limited to the building we own next door at 281 S. Court St. as well as the building Thyme2 restaurant is located in, as well as the Castel Noel building across the street, all of which are popular attractions in local downtown Medina. The building also does not fit in well with the style and use of most neighboring properties and appears to “stick out” as an odd placement of such style and type of building. It is certainly our belief that the building does not add value to any of the neighboring properties in any way.
- **Born and raised.** I was born in and raised in Medina County and have been a lifelong resident. The Medina downtown region is where me and my family live, work, and play—with an office not far off the square. The future of Medina is my generation and beyond. While I absolutely understand the value and intent of preserving historic buildings (which I love myself) and we did right next door, there are certain times when a building has simply outlived its useful lifespan and is no longer financially feasible or possible to salvage. We acquired 281 S. Court St. right next door specifically because we wanted to help preserve beautiful downtown Medina, make an investment in the community, and help contribute to the general area. We believe we have accomplished exactly that as we have received tremendous positive feedback. Though, not all buildings are the same and have the same potential or feasibility for restoration.
- **Unaware of extent of conditions and HPB regulations upon acquisition.** There were other more financially lucrative investment opportunities we could have chosen, but the value of investing in our community was important. The 277 S. Court St. property was purchased from the same owner who would only sell both properties as a “package deal” and this property was never our intent to acquire. We only acquired it as a condition to our acquisition of the neighboring property and didn’t fully realize the poor nature and condition of the 277 building until after we acquired it and did further investigations, specifically obtaining the structural engineer reports. Further, we were unaware of the extent of the HPB and regulations on demolitions.

- **Property not for sale.** We have not listed the property for sale or solicited or received any offers, nor asked any price since the time we took ownership in October 2019, over 2 years ago.
- **Following established ordinance.** We believe we fit squarely in the established codified ordinance with regards to our demolition request. In fact, we believe the demolition should have been granted emergency demolition rights per code, as now we face an unnecessary risk and burden that we are unable to do anything about without breaking rules.

Historic Preservation Board Ordinance

For applications proposing the demolition or relocation of a building or structure in a Historic District or a Historic Landmark, other than for emergency demolition of a building or structure ordered by the Planning Director or other authorized Medina City administrative officials that poses an immediate danger to human life or health, the following provisions apply:

Structural Engineer Report on 12/14/21

The home has significant problems with racking and settlement, and it is not safe to occupy the building. The exterior walls are racked from 5/8" to 1-1/2" (over 2'-0"), the floors sag or are sloped, the front porch has settled significantly on the east end. The cost to attempt to repair this dwelling outweighs the benefits, as this is a 2 unit residential rental. Due to the existing state of the building, there is an imminent life safety hazard of severe structural issues or collapse, and it is recommended that the building is demolished for safety reasons.

- **Previous unfortunate example.** The last time we had an opinion like this (in early 2020) was related to a tree that we felt was substantially overgrown (which was in the city tree lawn at another building we own right off the Medina square) and we were prevented by the forestry department from removing the tree due to city ordinance. Though, we had communicated our thoughts very clearly and directly that we felt the tree was a hazardous risk due to its size and placement, and also potentially a hazard to human life and safety. However, about 6 months after we were denied from taking the action we thoroughly and expressly believed needed to take place, that same exact tree was uprooted by a tornado (something we specifically mentioned we could see happening) and fell onto the power lines, missing the building itself by only a few inches. However, the tree still caused damage and ripped the power lines out the side of the building and crushed several brand-new HVAC condenser units we just installed. This cost us over \$6,000+ in damages that we had to pay out-of-pocket (never reimbursed), for something that we had the foresight and that could have been avoided if we were allowed to take the action we felt necessary. At that time (6 months prior to the tornado), we removed about 30 overgrown trees across all of our properties, this was the only tree we were prohibited from removing due to city ordinance. Luckily that tree didn't fall a few feet to the left, which would have likely crushed the roof of the building which is directly above a tenants bedroom, which could have very possibly hurt or killed them. We don't want that type of thing to be repeated here (or worse) and believe the structure is an imminent hazard to potential life and safety.
- **Demolition permit.** We filed for and were issued a "conditional" demolition permit, conditional to a HPB approval.
- **City official review.** Dan Gladish, Chief Building Official for the City of Medina inspected the property both visually as well as with measuring devices, levels, plumb bob, etc. Dan indicated to us verbally that the building was leaning several inches to the north, the building has major structural concerns as well as many other defects, and the cost to rehabilitate is likely not financially feasible.

We have been waiting on a formal inspection report from Mr. Gladish, however he has been out of office due to sickness so the report is not available at the time of our application submission. Further, when we received our most updated structural engineer report on 12/14/2021, we submitted the report to Dan just over a week later. At that time (I believe the next day) Dan discussed with the city and secured the building with orange cones, yellow caution tape, and a placard on the front of the building indicating "Unsafe Structure" and "Unsafe Building" (photos attached) ordered by the City of Medina. It was communicated to us at that time that demolition could be imminent, and we should start preparing and contacting demolition contractors for quotes and have utilities disconnected because I might be forced to do an "emergency demolition" and that timeframe could be quick. So the building has been winterized and all utilities permanently disconnected from the building to facilitate a prompt demolition.

Very Respectfully,

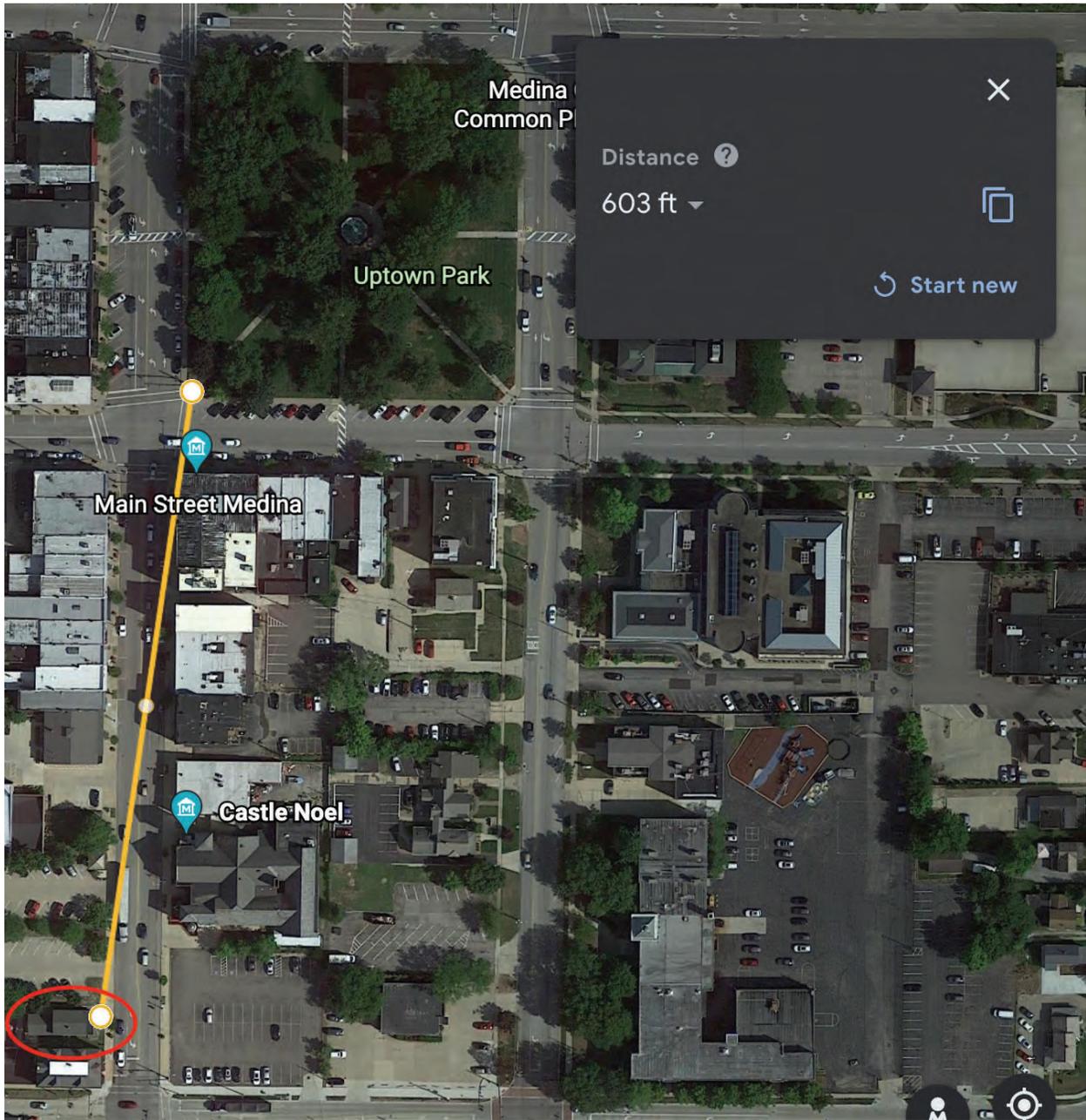
Craig Sturgill
South Court, LLC

A.2

Subject Property Location

277 S. Court St., Medina, OH 44256

Approximate location, position, and distance from the downtown Medina Public Square.



A.3

Copy of the pending Demolition Permit

Historic Dist.

132 North Elmwood Ave., Medina, Ohio 44256
T 330-722-9030 F 330-764-4385



DEMOLITION PERMIT APPLICATION

Permit #: 21-1645 Permit Fee: \$ 25.25

Date:

DEMOLITION
PERMIT APPLICATION

A Demolition Permit is hereby granted to the Property owner:

South Court LLC

To Prepare, Demolish, and Remove a structure in accordance with any plans and specifications on file at the Building Department. The acceptance of this permit shall constitute an agreement on the part of the applicant to abide by all the conditions herein contained, and to comply with the ordinances of the City of Medina And laws of the State of Ohio, relating to the work to be done.

ISSUED BY: _____ Building Official

OFFICE USE ONLY

APPLICANT TO COMPLETE THIS SECTION

Location of structure: 277 S. Court St., Medina, OH 44256 (Utilities - will need to be discon.)

Lot #: 362 PPN: 028-19A-21-242

Property Owner: South Court, LLC Street: 277 S. Court St.

City: Medina State: OH Zip: 44256 Phone #: 330-408-3366

Current or Recent Use: Single Family Duplex Multi-Family #Units _____ Commercial
Industrial Accessory Building Other (describe): _____

Number of buildings: 1 Approximate Start Date: TBD Approximate Completion Date: TBD

Demolition Contractor: TBD Registration #: _____

Street: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Are the hauling contractors familiar with City of Medina laws concerning improper loads and use of streets? Yes No
Dust control and safety rules of the Ohio Building Code must be observed and will be enforced.

Is Ohio EPA approval required for this action? Yes No ?

The owner of this building and undersigned do hereby covenant and agree to comply with all laws of the State of Ohio and Codified Ordinances of the City of Medina, pertaining to the performance of work for which this permit is issued, and in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, and specifications are to the best of their knowledge, true and correct. Undersigned accepts responsibility for requesting all required inspections in a timely manner.

Please PRINT NAME of person signing this application: CRAIG STURGILL

Are the the property owner: Yes No If you are NOT the property owner, are you the Authorized Agent? Yes No

If you are the Authorized Agent, you are required to provide written authorization and/or documentation proving such. Is documentation being provided? Yes No

Signature: _____ Date: 12/21/2021
(Must be signed by Property Owner or Authorized Agent)

Rules, Safeguards, and Requirements

Before, During, and After Demolition

The following referenced codes, along with other applicable standards and practices associated with the safety and welfare for all workmen, pedestrians, residents, properties, buildings, vehicular traffic, and all similar conditions shall control the demolition projects for which permit(s) will have been issued by the authority having jurisdiction.

Ohio Building Code (OBC) + Residential Code of Ohio (RCO) + Medina Codified Ordinance (MCO)
Ohio Revised Code (ORC) + Ohio Administrative Code (OAC) + Ohio Fire Code (OFC)

Chapter 33 of the OBC should be read and understood before demolition work commences; particular sections are provided for convenience and are as follow:

OBC 3303.1 Construction documents. Construction documents and a schedule for demolition must be submitted as required by the building official. No work shall be done until such construction documents or schedule, or both, are approved.

OBC 3303.2 Pedestrian protection. The work of demolishing any building shall not begin until pedestrian protection is in place.

OBC 3306.1 Protection required Pedestrians *and occupants, if present*, shall be protected during ... demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

OBC 3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

OBC 3303.6 Utility connections. Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the authority having jurisdiction.

OBC 3307.1 Protection required Adjoining public and private property shall be protected from damage during demolition work. *(read full text attached)*

OBC 3309.1 Fire extinguishers. All structures under ... demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard ... *(read full text attached)*

*** WATER HYDRANT USAGE IS NOT PERMITTED CITY WATER USAGE IS REGULATED BY THE WATER DEPT. 330-722-9081**

*** Water required for the control of airborne particulates and dust must be arranged for in advance and be on-site day one.**

IMPORTANT CONTACT NUMBERS FOR THE CITY OF MEDINA:

Service Dept. 330-725-8861

- * Rubbish/Sanitation 330-722-9026
- * Water Dept 330-722-9081

Police Dept 330-725-7777

Fire Dept 330-725-1772

Building Dept 330-722-9030

Planning/Zoning 330-722-9023

City Engineer 330-721-4721

O.U.P.S. (1-800-362-2764) **MUST BE CONTACTED 48 HOURS BEFORE YOU COMMENCE** (<http://www.oups.org>)

Utility Services:

Ohio Edison / First Energy	800-633-4766	_____
Columbia Gas of Ohio	800-344-4077	_____
Armstrong Cable TV	330-723-0901	_____
Telephone Co / Verizon	800-483-4000	_____
Sewer / Medina County	330-723-9585	_____
Sanitary Engineer	330-723-9595	_____

Map



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.COM

Medina County Tax-Map

<http://gm.medinaco.org>

PARCEL:

Parcel Number: 028-19A-21-242
Location: Medina City
School District: Medina City
City Lot: 362
Transfer Dates: 2019/10/10, 3000/01/01
Address(es): 269.00-S COURT STREET-(Record), FH42, SR3
Structure Type: Apartment-269
Latitude/Longitude of Parcel Extent Center: 41.136499/-81.864339
Northing, Easting of Parcel Extent Center: 536132.894945413,2143589.16776659

OWNER:

Name: SOUTH COURT LLC
Percentage: 100.00

MAIL:

Owner: SOUTH COURT LLC
Mailing: 445 W LIBERTY ST, MEDINA, OH 44256, USA

DATA LINKS:

Auditor Tax Link: <http://www.medinacountyauditor.org/propsearch.htm>
Auditor Appraisal Link: <http://www.medinacountyauditor.org/propsearch.htm>
Recorder Deed Link: <http://recordersearch.medinaco.org/documentsearch.html>

POSSIBLE APPLICABLE SURVEYS:

Book: V1211, Page: V1211_7	Book: V5OHIO, Page: V5ohio_13	Book: 1, Page: 14	Book: 1, Page: 27
Book: 16, Page: 1	Book: 3, Page: 162b	Book: A, Page: 199	Book: A, Page: 26
Book: A, Page: 278	Book: B, Page: 135c	Book: C, Page: 136	Book: C, Page: 167
Book: C, Page: 94	Book: D, Page: 102	Book: D, Page: 104	Book: D, Page: 106
Book: D, Page: 108	Book: D, Page: 2	Book: D, Page: 37	Book: E, Page: 166
Book: E, Page: 249	Book: F, Page: 117a	Book: F, Page: 119a	Book: F, Page: 138a
Book: F, Page: 143a	Book: F, Page: 152c	Book: F, Page: 164a	Book: F, Page: 164c
Book: F, Page: 189b	Book: G, Page: 106	Book: G, Page: 126	Book: G, Page: 129
Book: G, Page: 87	Book: H, Page: 126	Book: H, Page: 136	Book: H, Page: 330
Book: I, Page: 14	Book: I, Page: 152	Book: I, Page: 240	Book: I, Page: 300
Book: J, Page: 14	Book: J, Page: 9	Book: K, Page: 153	Book: L, Page: 178a
Book: M, Page: 118	Book: M, Page: 119	Book: M, Page: 299a	Book: M, Page: 343a
Book: M, Page: 365b	Book: M, Page: 62	Book: N, Page: 238a	Book: VC1, Page: page10
Book: VC1, Page: page19	Book: VC1, Page: page20	Book: INDEX, Page: page6	Book: INDEX, Page: page7

NEIGHBORING PARCELS:

PPN: 02819B PPN: 02819A PPN: 02819B20104 PPN: 02819A21241
PPN: 02819B20103 PPN: 02819A21244 PPN: 02819A21242 PPN: 02819A21245
PPN: 02819A21243 PPN: 02819C

Map



SHOULD BE 277 S. COURT

028-19A-21-242

269 S. COURT



Medina County Tax-Map

<http://gm.medinaco.org>

PARCEL:

Parcel Number: 028-19A-21-242
Location: Medina City
School District: Medina City
City Lot: 362
Transfer Dates: 2019/10/10, 3000/01/01
Address(es): 269.00-S COURT STREET-(Record), FH42, SR3
Structure Type: Apartment-269
Latitude/Longitude of Parcel Extent Center: 41.136499/-81.864339
Northing, Easting of Parcel Extent Center: 536132.894945413,2143589.16776659

OWNER:

Name: SOUTH COURT LLC
Percentage: 100.00

MAIL:

Owner: SOUTH COURT LLC
Mailing: 445 W LIBERTY ST, MEDINA, OH 44256, USA

DATA LINKS:

Auditor Tax Link: <http://www.medinacountyauditor.org/propsearch.htm>
Auditor Appraisal Link: <http://www.medinacountyauditor.org/propsearch.htm>
Recorder Deed Link: <http://recordersearch.medinaco.org/documentsearch.html>

POSSIBLE APPLICABLE SURVEYS:

Book: V1211, Page: V1211_7	Book: V5OHIO, Page: V5ohio_13	Book: 1, Page: 14	Book: 1, Page: 27
Book: 16, Page: 1	Book: 3, Page: 162b	Book: A, Page: 199	Book: A, Page: 26
Book: A, Page: 278	Book: B, Page: 135c	Book: C, Page: 136	Book: C, Page: 167
Book: C, Page: 94	Book: D, Page: 102	Book: D, Page: 104	Book: D, Page: 106
Book: D, Page: 108	Book: D, Page: 2	Book: D, Page: 37	Book: E, Page: 166
Book: E, Page: 249	Book: F, Page: 117a	Book: F, Page: 119a	Book: F, Page: 138a
Book: F, Page: 143a	Book: F, Page: 152c	Book: F, Page: 164a	Book: F, Page: 164c
Book: F, Page: 189b	Book: G, Page: 106	Book: G, Page: 126	Book: G, Page: 129
Book: G, Page: 87	Book: H, Page: 126	Book: H, Page: 136	Book: H, Page: 330
Book: I, Page: 14	Book: I, Page: 152	Book: I, Page: 240	Book: I, Page: 300
Book: J, Page: 14	Book: J, Page: 9	Book: K, Page: 153	Book: L, Page: 178a
Book: M, Page: 118	Book: M, Page: 119	Book: M, Page: 299a	Book: M, Page: 343a
Book: M, Page: 365b	Book: M, Page: 62	Book: N, Page: 238a	Book: VC1, Page: page10
Book: VC1, Page: page19	Book: VC1, Page: page20	Book: INDEX, Page: page6	Book: INDEX, Page: page7

NEIGHBORING PARCELS:

PPN: 02819B PPN: 02819A PPN: 02819B20104 PPN: 02819A21241
PPN: 02819B20103 PPN: 02819A21244 PPN: 02819A21242 PPN: 02819A21245
PPN: 02819A21243 PPN: 02819C



Mike Kovack

Medina County Auditor

[Tax Bill](#) [Aerial Imagery](#) [Tax Map](#) [Transfers](#) [Tax Distribution](#)

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Parcel Information

Parcel Number	028-19A-21-242
Owner Name	SOUTH COURT LLC
Location	277 S COURT ST 028 - Medina City (Medina City SD)
Property Class	520 Property Class Codes
Acreage	0.068300
Legal Description	LOT 362 N E PT .000A
Tax Mailing Address	SOUTH COURT LLC 445 W LIBERTY ST SUITE 215 MEDINA, OH 44256 USA

Value

Land Value	40,000
CAUV Value	0
Building Value	141,000
Total Value	181,000

Taxable Value

Taxable Land Value	14,000
Taxable CAUV Value	0
Taxable Building Value	49,350
Taxable Total Value	63,350



Property Search Results

Export to CSV

1 results returned

Parcel Number ▲	Owner Name	Str
028-19A-21-242	SOUTH COURT LLC	277

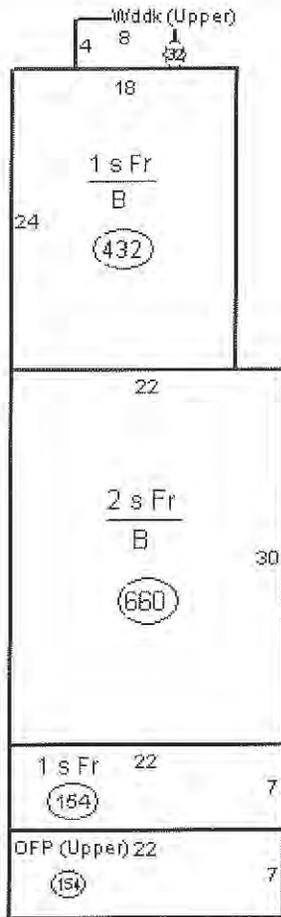
Dwelling Information

Card Number	001
Year Built	1880
Story Height	2.00000
Extension Walls	Siding-Wide
Fireplace Openings	0
Heating	Central Warm Air
Central Air	Yes
Full Baths	2
Half Baths	1
Bedrooms	5

Dwelling Information

Attic	None
Attic Area	0
Second Floor Area	660
Upper Floor Area	0
First Floor Area	1246
Basement	Full Basement
Basement Area	1092
ALC	1
APB	1
Wood Deck Area	32
Open Frame Porch Area	154

Dwelling Sketch - Card Number 001



Sketch Codes Key



Property Search Results

Export to CSV

1 results returned

Parcel Number ▲	Owner Name	Str
028-19A-21-241	CITY OF MEDINA OHIO	269



Mike Kovack

Medina County Auditor

[Tax Bill](#) [Aerial Imagery](#) [Tax Map](#) [Transfers](#) [Tax Distribution](#)

 [Print This Page](#)

Parcel Information

Parcel Number	028-19A-21-241
Owner Name	CITY OF MEDINA OHIO
Location	269 S COURT ST 028 - Medina City (Medina City SD)
Property Class	640 Property Class Codes
Acreage	0.604800
Legal Description	LOT 359 S PT LOT 360 WH LOT 361 WH LOT 363 E MID .000A
Tax Mailing Address	CITY OF MEDINA OHIO P O BOX 703 MEDINA, OH 44258 USA

Value

Land Value	309,170
CAUV Value	0
Building Value	21,860
Total Value	331,030

Taxable Value

Taxable Land Value	108,210
Taxable CAUV Value	0
Taxable Building Value	7,650
Taxable Total Value	115,860

Other Improvements Sketch - Card Number 001

A.4

Exterior photos

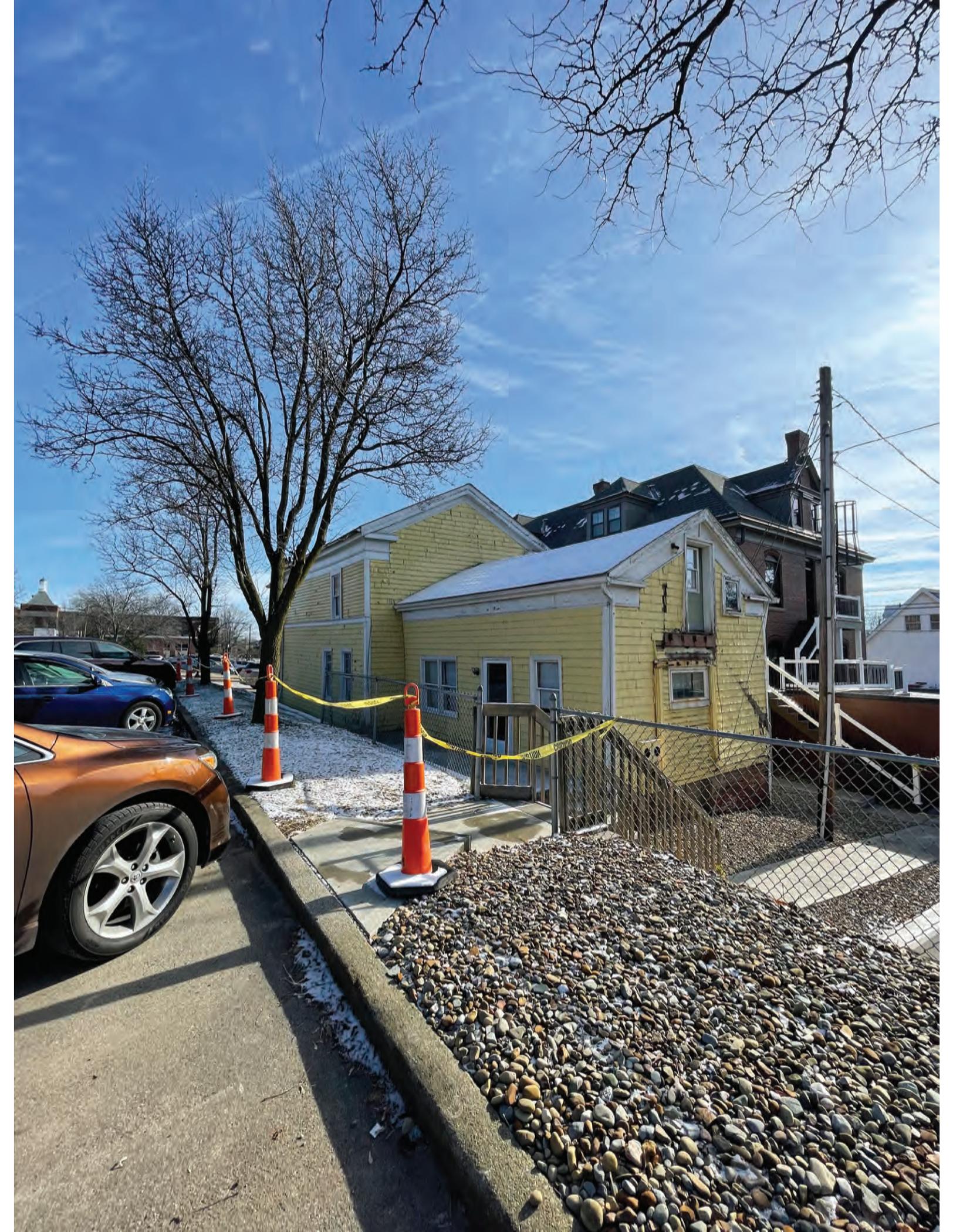


277

UNSAFE
STRUCTURE
BY THE BOARD OF



277



UNSAFE STRUCTURE

By Order of the Chief Building Official
Property Maintenance Code Enforcement

BY THE ORDER OF

Codified Ordinances of the City of Medina, Ohio
Chapter 1317 Unsafe Structure
1317.03 Unsafe Building

A.5

Structural inspection report from
Cramer Engineering

Structural Inspection Report

Inspection Information

Inspection Date	12-14-2021
Job Number	21-692
Inspection Address	277 S Court St, Medina, Ohio 44256
Customer Name	Craig Sturgill
Customer Phone	330-408-3366
Customer Email	craig@truridge.com

Purpose

Item 1:	The purpose of this inspection is to determine the structural integrity of the building, and determine if it worth the cost to make repairs or to demolish the building.
---------	--

Background

Year Built	1880
Number of Stories	2
Foundation Type	Full Basement

Overview

Single Photo

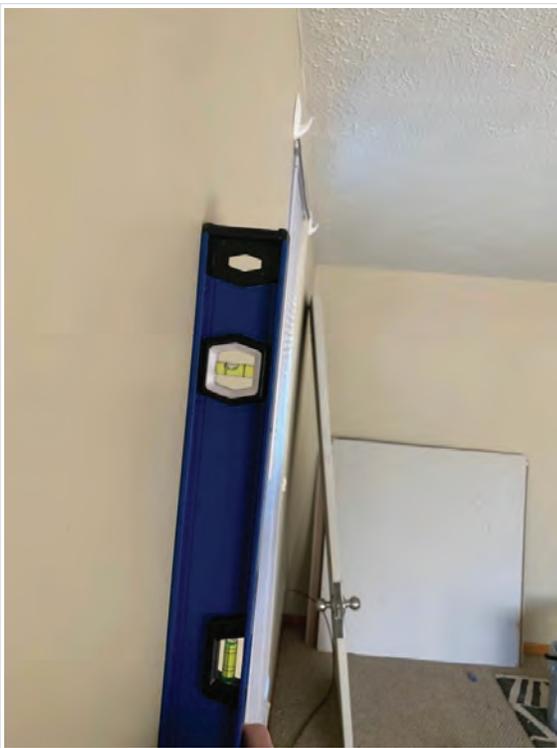


Item 1: North elevation of the home. The front porch has settled. You can see the railing and window line are sloping down to the left.

Structural Inspection Report

Single Photo	
Item 2:	Deflecting roof ridge on the back of the house.
Single Photo	
Item 3:	The south wall of the house is out of plumb 5/8" over 2'.

Structural Inspection Report

<p>Single Photo</p>	
<p>Item 4:</p>	<p>Interior of south wall is out of plumb.</p>
<p>Single Photo</p>	
<p>Item 5:</p>	<p>Timber posts temporarily supporting timber joists. These are sitting on bricks, which is not adequate.</p>

Structural Inspection Report

Single Photo	
Item 6:	More support posts were installed to try and shore up a settling structure.
Single Photo	
Item 7:	Crack forming in the south foundation wall indicates settlement in the foundation.

Structural Inspection Report

Single Photo



Item 8:

Loose stone foundation in the west wall of the east half of the basement.

Single Photo



Item 9:

Temporary support posts.

Structural Inspection Report

Single Photo



Item 10:

Crack in North foundation wall is also allowing water into the basement.

Single Photo



Item 11:

Crack in the north wall of the foundation on the west half of the basement. The crack is displaced about 5/16".

Structural Inspection Report

<p>Single Photo</p>	
<p>Item 12:</p>	<p>Crack running through the top of the benched foundation area at the west end of the basement.</p>
<p>Single Photo</p>	
<p>Item 13:</p>	<p>North end of timber beam has been damaged by insects.</p>

Structural Inspection Report

Single Photo



Item 14:

Shifting in the brick foundation wall at the NW corner of the basement.

Single Photo



Item 15:

North foundation wall is out of plumb and has cracks indicating movement.

Structural Inspection Report

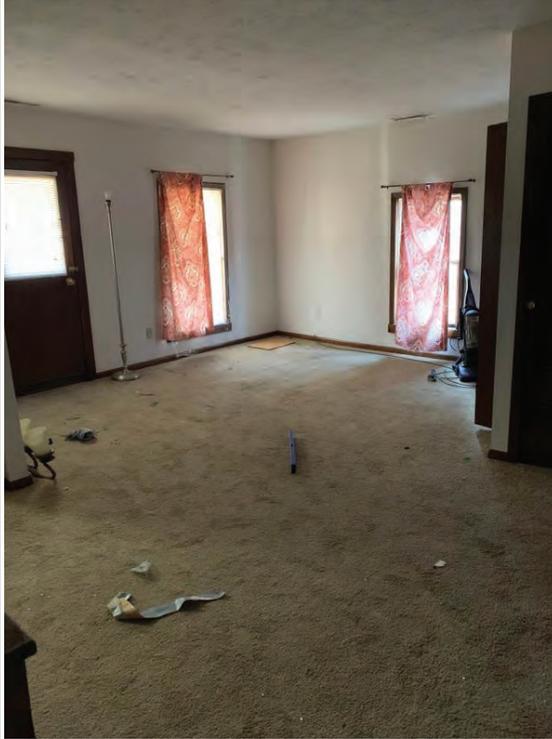
<p>Single Photo</p>	
<p>Item 16:</p>	<p>Temporary support posts.</p>
<p>Single Photo</p>	
<p>Item 17:</p>	<p>The kitchen cabinets are not flush with the ceiling due to racking of the building.</p>

Structural Inspection Report

<p>Single Photo</p>	
<p>Item 18:</p>	<p>Kitchen counter slopes down to the north.</p>
<p>Single Photo</p>	
<p>Item 19:</p>	<p>SE window header out of level 3/4" over 2'.</p>

Structural Inspection Report

Single Photo



Item 20:

The 2nd floor slopes 1/2" per 2'. There's about a 3.5" drop over 14'.

Single Photo



Item 21:

Significant settlement of the front porch.

Structural Inspection Report

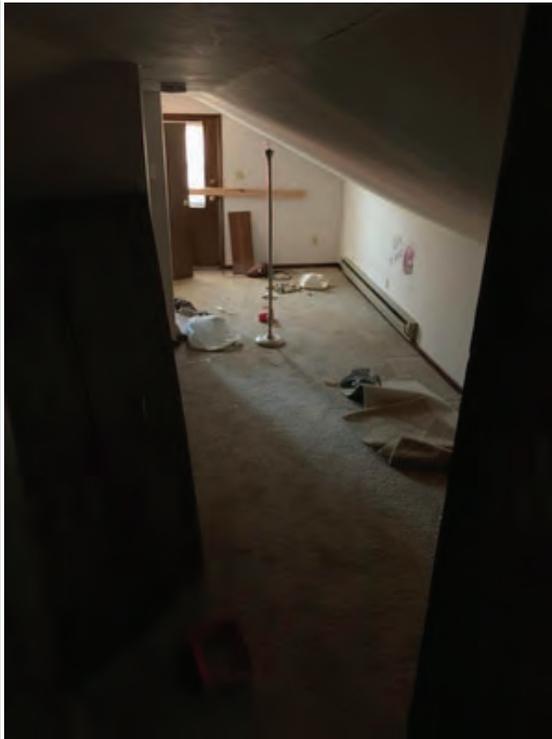
Single Photo



Item 22:

Floors and ceilings not level as observed above the doors.

Single Photo



Item 23:

Floor slopes toward the middle on the 2nd floor west room.

Structural Inspection Report

<p>Single Photo</p>	 A close-up photograph of a window sill. A blue spirit level is placed horizontally across the sill. The sill is painted white and sits on a yellow-painted concrete base. Below the concrete is a layer of brown mulch. The background shows a dark, textured surface, possibly a wall or ceiling.
<p>Item 24:</p>	<p>NW window sloping down to the east.</p>
<p>Single Photo</p>	 An exterior photograph of a yellow building with a brick base. The building has a white downspout and a window with a white frame. The yellow siding is peeling and damaged in several places. In the background, there is a dark brick building and a clear blue sky.
<p>Item 25:</p>	<p>SW side of the building is 1.5" out of plumb over 2'.</p>



Date Submitted: 12-22-2021 01:33 PM
Submitted By: kyle@cramerengineering.com
Structural Engineering Consulting
Structural - Design - Forensics
P.O. Box 5419, Akron, OH 44334

Structural Inspection Report

Conclusion

Long Text	<p>The home has significant problems with racking and settlement, and it is not safe to occupy the building. The exterior walls are racked from 5/8" to 1-1/2" (over 2'-0"), the floors sag or are sloped, the front porch has settled significantly on the east end. The cost to attempt to repair this dwelling outweighs the benefits, as this is a 2 unit residential rental.</p> <p>Due to the existing state of the building, there is an imminent life safety hazard of severe structural issues or collapse, and it is recommended that the building is demolished for safety reasons.</p>
Inspection and Report By:	Kyle Richardson
Report Reviewed By:	James Cramer, P.E.



12-22-21

A.6

Structural investigation report from Wellert
Corporation



April 13, 2020
Project 200236

Mr. Craig Sturgill
Suite 215
445 West Liberty Street
Medina, Ohio 44256

Reference: Structural Investigation Report
277 South Court Street
Medina, Ohio 44256

Dear Mr. Sturgill:

At your request we performed a structural investigation regarding the building at the above-noted address. The investigation report is presented as follows:

1.0 Introduction

The structure is a two-story, wood-frame building with a full basement. It is located at 277 South Court Street, Medina, Ohio 44256. It currently serves as a two-unit residential rental. A walk-through structural investigation was conducted with the owner March 10, 2020 in order to determine the structural integrity of this building.

Items not included in this investigation were the roof structural and the stormwater drainage.

2.0 Observations

2.1 Basement

The basement perimeter walls are composed of areas of brick, cut stone, concrete, concrete masonry and clay tile. Portions of the walls are stepped. A load-bearing brick wall divides the east and west sections of the basement. Groundwater leakage and areas of efflorescence were visible along several areas of the perimeter walls. In general, the walls are neither plumb nor waterproof.

The floor is concrete. Several sections of the floor were wet.

The first floor framing consists of logs, rough-cut timber and rough-cut 2x joists supporting a wood plank floor. Floor beams are notched, rough-cut timber. Numerous,

discontinuous wood beams, supported by steel adjust-a-posts, log columns, or 4x wood columns have been installed to serve as first floor framing reinforcement. These added columns are supported on the concrete floor slab.

2.2 First Floor Apartment

The first floor is currently occupied. Several of the windows and doors are not plumb. The floors sag. Gaps were noted between the kitchen cupboards and the ceiling.

2.3 Second Floor Apartment

The second floor is currently unoccupied. Several of the doors and windows are not plumb. The floors sag. Gaps were noted between the kitchen cupboards and the ceiling.

The front porch slopes significantly towards the east.

3.0 Conclusion

The structure foundation, walls and columns have settled significantly. In addition, floor joist and beam deflections are excessive, which have caused the floors to sag. These settlements and deflections have created horizontal and vertical distortions in the walls and floors of the house. It is apparent that numerous attempts have been performed over the years to reinforce structure. These attempts at structural reinforcement were made at many different time during the history of this building. The reinforcing beams and columns are not adequately secured at the top, and the columns are not anchored at their base.

Significant efforts and costs would be required to re-plumb and re-level the walls and to level the floors. It is very likely that the costs to correct these foundation and framing deflection/settlement/floor sag problems would be prohibitive, based on the current usage of this building as a two-unit residential rental.

Please contact me if you have any questions.

Yours truly,



Robert L. Wellert, PE, PS
President

enclosures:

Color Photographs (20 sheets; 76 photos)

Basement Photos, sheets # 1-10

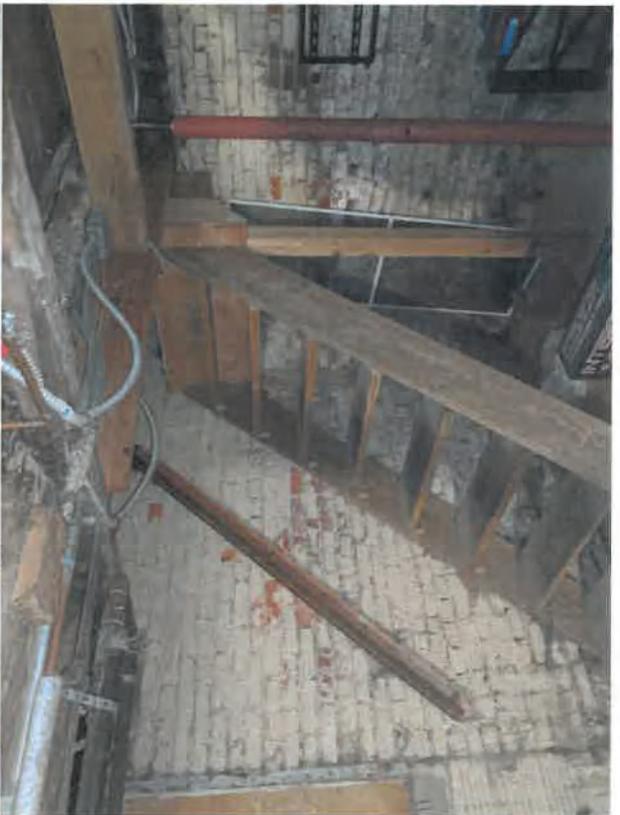
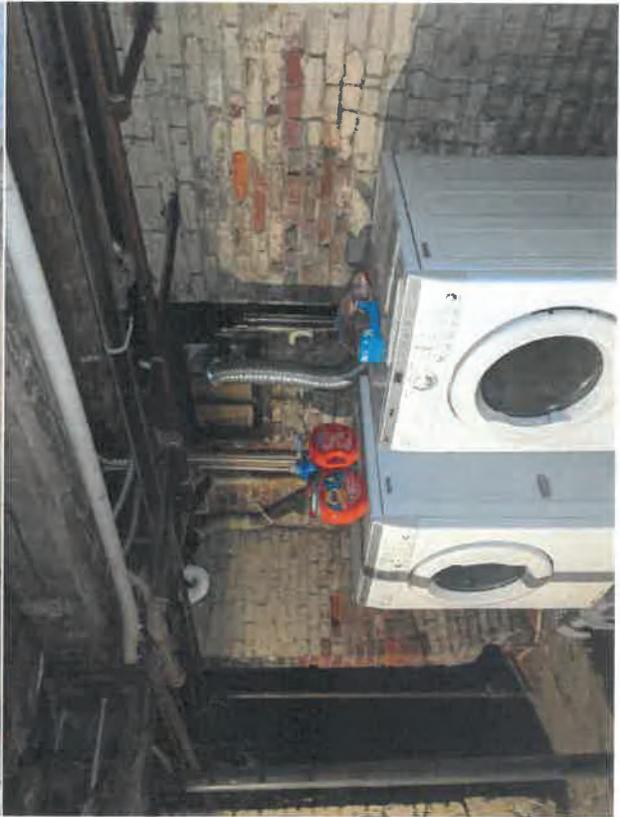
First Floor Photos, sheets # 11 – 14

Second Floor and Front Porch Photos, sheets # 15 -20



800 AM - 800 PM
SCHOOL DAYS

277









X



X



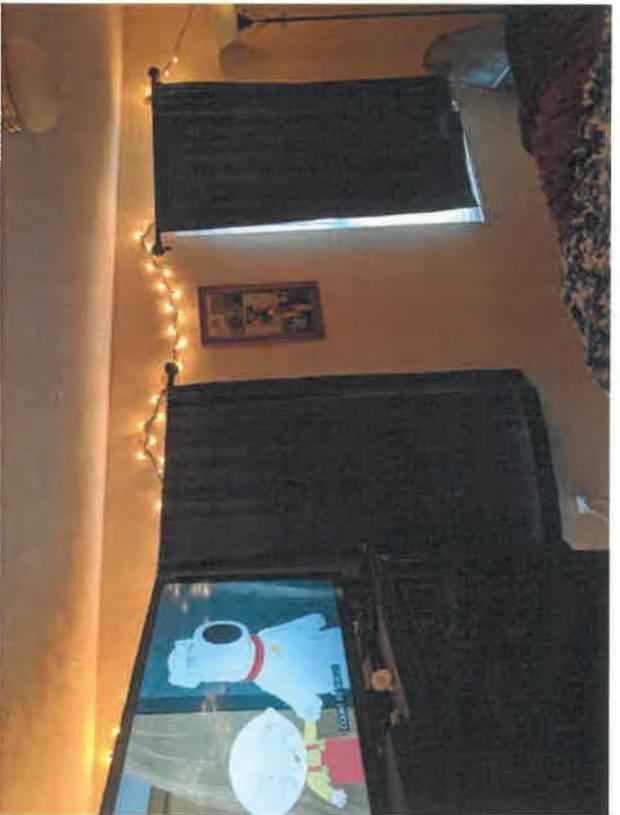
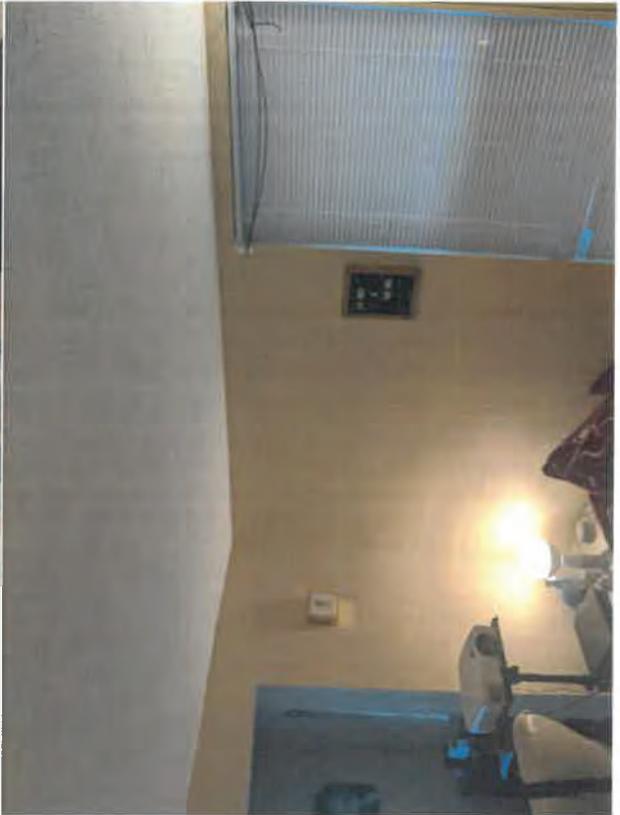




























A.7

Demolition estimates from
Butcher and Son, Inc. and
HSH Construction and Excavating

PO Box 150
Wadsworth, OH 44282 US
dan@hshexcavatinginc.com



Estimate

ADDRESS
TruRidge
455 W. Liberty St
Suite 215
Medina, OH 44256

ESTIMATE 1102
DATE 12/27/2021
EXPIRATION DATE 01/27/2022

PROJECT
277 S. Court Demo

	DESCRIPTION	QTY	RATE	AMOUNT
Demolition	Demo and haul off approx 2000sq ft home. Including - structure, basement walls and basement floor.	1	16,000.00	16,000.00
Excavation	Excavate existing sewer and water services. Abandon per MCSE.	1	2,000.00	2,000.00
Excavation	Haul in approx 200 Cu yrds of clean fill and compact into existing basement. Grade, seed and straw.	200	10.00	2,000.00
TOTAL				\$20,000.00

Accepted By

Accepted Date

A.8

Pro-forma financial report

POST RENOVATION PRO-FORMA FINANCIALS

PROPERTY ADDRESS

277 S. Court St., Medina, OH 44256

PROPERTY DETAILS

Unit Number	Monthly Rent	Square Feet	Bedrooms	Bathrooms
Upstairs	\$795.00	660	1	1
Downstairs	\$1,095.00	1,246	2	1
2	\$1,890.00	1,906	3	2

PROFIT & LOSS

Income	
Annual Gross Income	\$22,680.00
- Less 5% Vacancy	-\$1,134.00
Adjusted Gross Income	\$21,546.00
Expenses	
Real Estate Taxes	\$3,314.62
Insurance	\$1,500.00
Legal & Accounting Fees	\$200.00
Utilities	\$1,563.00
Snow Removal & Salting	\$975.00
Mowing & Landscaping	\$1,200.00
Cleaning Fees	\$300.00
Maintenance & Repairs	\$1,200.00
Management Fees	\$1,939.14
Gross Expenses	\$12,191.76
Net Income	
Net Operating Income	\$9,354.24

NOTES

As you can see from above, the post-renovation pro forma annual Net Operating Income of the property is \$9,354.24. If \$401,888.50 was required to be invested into the property to make it safe and improve its poor condition, it would take approximately 43 years just to break even from rehab costs (and not factoring in time value of money, which would make it an even worse investment), let alone make any profit. This is not financially feasible and therefore the building should be demolished.

A.9

Former resident's issues



Craig Sturgill <craig@truridge.com>

Fwd: Property at 277 South Court Street Medina Ohio

1 message

Brad Pierson <bpierson607@gmail.com>
To: Craig Sturgill <craig@truridge.com>

Wed, Feb 19, 2020 at 9:34 AM

----- Forwarded message -----

From: **Brad Pierson** <bpierson607@gmail.com>
Date: Tue, Feb 18, 2020, 10:34 PM
Subject: Property at [277 South Court Street Medina Ohio](#)
To: <TruRidge.com@gmail.com>From Bradley Pierson
To Craig Strurgill

I have been in the construction business whether it be maintenance construction or demolition for the last 38 years.

As far as the property at 277 South Court Street and Medina Ohio we can start with the problems from the ground up. Granted, this residence has had problems before September 10th of 2017 but the water main break that occurred on that day did not do the house anymore good. If you look at the back 277 you can see the wash out from that date and the concrete needed to be replaced. The concrete has since been replaced by Washington properties, the ex owners of the property. You can also see in pictures the bowing and virtual blowing out of the back West foundation brick walls. These two have gotten worse since 2017.

The worst corner of the building however is the North east corner which you can see in pictures starts at the second story balcony and continues all the way through to the first story interior drywall.

It is of my opinion, that to repair this constructional faulty in the building would involve rebuilding the whole northeast side of the house involving, new foundation work, restructuring eah wall and, a lot more to complete details.

Between the front damage in the northeast corner and the blowout of rear foundation loan has created a pulling bowing effect on the northern frontage wall with great effect.

To add to this, squirrels and vermin for the first five years we lived here at 277 they chewed on everything from support beams that went from the attic to the inner living room and electrical which made the lights go off and on. Which yes is a fire hazard on no uncertain terms. There were several attempts to keep the squirrels out they kept finding ways in and to this day I don't even know if they are kept out. But I do know for a fact they have chewed through the electrical. And this hasn't even touched on the vermin problem in the winter time. If have any questions please feel free to contact me at 216-379-8466 Brad Pierson

11 attachments**KIMG0655.JPG**
2481K**KIMG0645.JPG**
2547K



KIMG0647.JPG
2289K



KIMG0701.JPG
3472K



KIMG0650.JPG
1940K



KIMG0654.JPG
1914K

KIMG0648.JPG
2227K



KIMG0703.JPG
878K



KIMG0643.JPG
2043K



KIMG0702.JPG
2676K



KIMG0649.JPG
1995K

A.10

Realtor evaluation from
Gerspacher Real Estate Group

12/20/2021

To Whom It May Concern:

As a local real estate broker intimately familiar with the Medina marketplace, we were asked to review documentation, reports, inspections, and materials compiled by South Court, LLC pertaining to the subject property located at 277 S. Court St., Medina, OH 44256. We were informed of the intent to demolish the property and the applicability of Historical Preservation guidelines to the subject property; however we completed an objective analysis independent of the intent to demolish the property. This is an opinion letter based on our expertise in both residential and commercial real estate, sales, development, remodeling, leasing, and management within the local community with decades of relevant experience.

VALUATION

The subject property is currently appraised by the county assessor at a value of \$181,000. That valuation is likely realistic and in the range for a fully remodeled property, however it is not realistic for the property as it sits today given its poor condition, vacant status, and level of capital, time, and procedures required to go through with historical preservation and permitting to accomplish such a restoration. There is limited parking, no on-site laundry, no garage, and many subpar conditions and layout/configurations that are likely out of code and don't follow occupancy regulations. Substantial changes would be likely to meet code. Lastly, we reviewed the financial proforma that was prepared, and it appears to accurately reflect revenue and expenses that would likely be achieved after a renovation was complete.

ALTERNATIVE USES

The property is currently vacant; however, it is configured as a 2-family up/down style residential dwelling. With the limited parking availability as well as square footage and configuration of the property, the current use as a 2-family residential dwelling is likely the best and highest use of the property. Even if converted to a commercial retail or office space, the rent per square foot would likely not offer a competitive edge over a residential dwelling due to some the variables mentioned above, in addition to current uncertainty in commercial leasing activity.

INSPECTIONS

We completed a visual walkthrough of the premises, and we have reviewed the inspection reports from two different structural engineers, the restoration proposal by Landmark Homes, as well as a property inspection completed in 2019. All of the reports appear to accurately reflect the conditions present at the property, and we agree with the assessments made by such 3rd parties, including the rehabilitation costs prepared by Landmark Homes. Specifically, the current state of the structural integrity is very concerning, and we believe from our experience that it would not be financially feasible to conduct a restoration or remodel or repairs, and a demolition is likely the most suitable outcome with a building in this condition.

Should you have any questions, feel free to contact me.

Respectfully,



Morgan Faunce

Real Estate Agent

Vice President/Partner

Gerspacher Real Estate Group, Inc.

A.11

Restoration estimate from
Landmark Homes

Renovation Homes, Inc.,
Landmark Homes
 125 North Broadway Street
 Medina, OH 44256
 330 388-8230
 rroot@landmarkhomes.biz



Estimate

ADDRESS

Craig Sturgill
 277 South Court St
 Medina, OH 44256

ESTIMATE #	DATE	EXPIRATION DATE
1005	08/22/2021	09/30/2021

ACTIVITY	QTY	RATE	AMOUNT
Supervision Labor Management, supervision, permits, drawings, inspections, accounting	1	35,000.00	35,000.00
Framing Labor ALLOWANCE to be billed "cost plus" - miscellaneous demo, carpentry, shoring, shimming, structural framing, replace floor decking, etc. 150 Hours of labor + materials	1	15,000.00	15,000.00
Drywall Demo existing drywall, plaster, trim, insulation, supply dumpsters, new 5/8" drywall ceilings, 1/2" drywall walls, wrap and bead all windows	1	22,093.50	22,093.50
Plumbing Permits & inspections, demo existing plumbing & fixtures, break & remove concrete in basement for new underground, install new drain and water lines, new fixtures & toilets, disposals (2), laundry hookups (2), (2) water heaters	1	40,683.00	40,683.00
HVAC Demo existing HVAC equipment, install new ductwork and (2) Lennox 96% efficient 66,000 btu furnace and (2) 2-ton 14 seer AC, thermostats (2)	1	22,660.00	22,660.00
Insulation Installed Install new R-15 kraft faced insulation in 2x4 exterior walls, R-19 infaced in all rim joists, R-49 kraft faced in inaccessible flat ceilings, R-49 blown in attic, vent baffles, R-19 kraft faced at	1	6,479.00	6,479.00

ACTIVITY	QTY	RATE	AMOUNT
2x6 sloped ceilings, air infiltration package, fire stopping			
Masonry Dig up foundation to install new drain tile and downspouts and gravel, remove concrete 2'4" from building, replace concrete, install (11) new post pads for posts on 2'8" pads, tuck point interior foundation brick and stone, fill basement windows with masonry	1	94,930.00	94,930.00
Roofing Labor Demo & replace carriage house shingles and metal porch roof (ice guard, felt, drip edge, vents, repair wood as needed)	1	18,974.00	18,974.00
Windows Installed Replace (23) exterior windows and (3) doors	1	27,335.00	27,335.00
Siding Labor Install new Foundry shake siding over housewrap & fanfold insulation, install exterior trim and frieze and new gutters & downspouts	1	41,657.00	41,657.00
Electrical Demo and replace all electrical components (to local code) 1st floor unit (list provided upon request)	1	14,753.00	14,753.00
Electrical Demo and replace all electrical components (to local code) 2nd floor unit (list provided upon request)	1	16,228.00	16,228.00
Floor Coverings ALLOWANCE - depends on actual products selected \$5 psf	1	11,000.00	11,000.00
Trim Labor Trim Labor - carpentry labor to install new interior trim, doors and cabinetry	1	8,580.00	8,580.00
Materials:Trim Materials Trim Materials - 3-1/2" MDF casings, 6-panel doors (hollow core), 4-1/2" baseboard MDF	1	4,620.00	4,620.00
Materials:Cabinetry ALLOWANCE - depends on actual products selected	1	6,600.00	6,600.00
Materials:Granite Tops ALLOWANCE - depends on actual products selected	1	1,800.00	1,800.00
Materials:Lighting ALLOWANCE - depends on actual products selected	1	1,650.00	1,650.00
Painting/Staining Painting L&M - Interior	1	9,910.00	9,910.00
Painting/Staining Painting - Exterior	1	1,936.00	1,936.00

TOTAL

\$401,888.50

Accepted By

Accepted Date

A.12

Property inspection report by The
Professional Property Inspector, LLC

The Professional Property Inspector, LLC

Property Inspection Report



277 S. Court, Medina, OH 44256
Inspection prepared for: Craig Sturfill & Skywater Properties, LLC
Date of Inspection: 8/5/2019 Time: 9:00AM
Inspection of small apartment building

Inspector: Steven Harvey
License #OHI.2019006139
PO Box 20, Tallmadge, OH 44278
Phone: 330-790-1801
Email: tppillc@gmail.com

Report Summary

General Information		
Page 6 Item: 1	Property Description	We recommend considering complete demolition of this building in lieu of repairs.
Roof & Roof Drainage System		
Page 8 Item: 1	Roof	We recommend repairing any defective roof flashing issues, which should include flat roof and pitched roof systems, and any interior damage caused by the flashing failures as well.
Page 10 Item: 2	Gutters and Downspouts	<ul style="list-style-type: none"> We recommend repairing the gutter downspouts and gutter drain system for bldg 277 S. Court.
Exterior		
Page 15 Item: 1	Exterior Areas	We recommend repairing the following defects for bldg 277 S. Court; replace all deteriorated wood, prep and paint exterior, replace damaged trim, replace damaged siding, repair exterior flashing, replace electrical outlets with GFCI's
Page 19 Item: 2	Patios, Porches and Decks	We recommend repair or removal of the front 2nd floor porch for bldg 277 S. Court, as it is presently deemed as a safety issue.
Page 22 Item: 3	Exterior Steps	<ul style="list-style-type: none"> We recommend removal and replacement of wood steps for building 277 S. Court St., with new steps built in accordance with code
Page 27 Item: 4	Windows & Doors	<ul style="list-style-type: none"> We recommend replacing the exterior entry doors with out swing doors, to include panic bars and door closers for building 277 S. Court. We also recommend replace entry door hardware with ADA type lever hardware. We recommend replacing the 2nd floor back door in building 277 S. Court We recommend replacing the windows that are defective in building 277 S. Court St.
Basement and Foundation		
Page 31 Item: 1	Basement	We recommend repairing the basement defects noted above for building at 277 S. Court
Page 38 Item: 2	Foundation	We recommend the following for building 277 S. Court St. to include; tuck pointing masonry walls and parging, and then sealing. We further recommend excavating down about 2' to repair and parge lower areas of masonry.
Heating and Cooling		
Page 41 Item: 1	Heating and Cooling	We recommend repairing and replacing HVAC equipment as units go bad
Electrical		
Page 51 Item: 1	Electrical	We recommend repairing the electrical defects in building #227 S. Court, which should include emergency lighting and emergency exit signs.
Attic		

Page 57 Item: 1	Attic	We recommend augmenting the roof framing for building 277 S. Court, by sistering on additional rafters to existing system and installing collar ties. We also recommend adding vertical bracing in the attic for rafter system. We also recommend addressing other defects noted above
Doors, Fire Safety & Interior		
Page 62 Item: 2	Fire Safety	We recommend installing fire extinguishers in accordance with local requirements, We recommend installing emergency lighting and emergency exit signs in accordance with code., We recommend all exterior doors to the buildings swing outward, and panic bars be installed on the interior side of the door., We recommend replacing the back stairs to building 277 S. Court
Page 64 Item: 3	Interior	We recommend repairing all apartment ceilings by installing 3/8" drywall over existing ceilings. This would help avoid continued maintenance of old plaster ceilings. , We recommend repairing any wall damage in apartments after cause of damage is repaired

General Information

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested,

where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be

prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

1. Property Description

Good	Fair	Poor	N/A	None

Observations: Apartment Building Description:, Building at 277 S. Court, 2 Apartments, consisting of (1) 2-bedroom, (1) 1-bedroom, Accommodations and Modifications

No matter their date of construction, all private residential apartments and homes fall under ADA guidelines for accommodations and requests for modifications. Disabled tenants of private apartments and homes can make reasonable modifications to their residences to make areas more accessible. Disabled tenants can also request landlords to make changes to rules or policies to accommodate their disabilities. Accommodations include moving disabled tenants to the top of the waiting list for easier-to-access apartments., Rules for Ramps and Elevators

Normally, apartment communities' sidewalks need to be ADA compliant, as do doors and entryways, hallways and exterior and interior areas used by the public. Ramps, elevators and other possibly difficult or financially significant installations for disabled residents to access their apartments isn't usually mandatory under ADA. For example, installing an elevator might be both too difficult and too expensive for a landlord to achieve. However, creating special "disabled only" parking spaces is both easy and financially feasible for most landlords., Note: Overall this building and their facilities are not ADA compliant, but for the most part it is not required, as is noted below:, We recommend requesting of the seller copies of any repairs/replacement equipment for the past 3-years., Building has a common entry with interior stairwell, Building has a front entry where mail boxes are located, and a back entry via exterior stairs, We recommend putting together a maintenance program for the property, which should include a preventative maintenance program., Note: Building 277 S. Court, was noted with significant defects, including structural concerns, which are detailed throughout this report and in our opinion represent significant cost factors. It should also be noted that some of the structurally orientated defects may not be able to be repaired., **We recommend considering complete demolition of this building in lieu of repairs.**

Roof & Roof Drainage System

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Materials: Roof system for buildings 277 S. Court, was noted as Certainteed Carriage House Luxury shingle, with a life time warranty, Perimeter roof venting shingle over venting system as been installed for building 277 S. Court in areas using the Certainteed shingles.

Observations: Roof system for Bldg at 277 S. Court, ROOF TYPE & LOCATION:, Flat membrane roof system noted over front porch (2nd floor), A pitched roof system was noted for the majority of the roof system, and was noted as; Certainteed Carriage House Luxury shingle, ROOF CONDITION:, Pitched roof system was noted as being newer and in good condition for age and wear at time of inspection, Front 2nd floor porch membrane roof appears to be in good condition for age and wear., ROOF VENTING:, Poor venting or lack of incoming or exhaust venting of roof system, and lead to premature failure of a roof system., Roof system was noted with a newer type perimeter roof system venting which allows for shingles to be installed over the system. This type of venting system takes the place of soffit venting. This system handles incoming air flow for roof system., Roof system was noted with no exhaust venting system in place. We recommend installing an exhaust roof venting system for proper breathing of roof and attic areas. We recommend installing a roof exhaust ventilation system for roof., It should be noted that the bathroom exhaust fan presently exhausts in the attic space (see attic section for details), VENT STACKS:, Roof system appears to have inadequate number of vent stacks for plumbing system. We recommend checking drains for proper drainage and making necessary venting corrections, which may include air admittance valves installed where needed if locally approved., A plumbing stack vent boot was noted installed over an older rusted vent plate, which could fail allowing for a roof leak and rust stains on roof surface. We recommend replacing and properly flashing., Vent stacks were noted missing vent caps, and we recommend installing., ROOF FRAMING:, Roof system was noted as a stick built rafter system. Rafter spacing appears beyond recommended spacing for rafter span., Roof framing was noted absent a ridge board, which helps maintain the roof ridge in place and to help prevent rafter spreading., The back structure was noted with a sway back roof, with ridge dipping down in the center, this may be partially caused by lack of ridge board support., We recommend considering augmenting the present roof framing by sistering on additional rafters, and installing collar ties., FLASHING:, Roof flashing was noted failing at multiple areas of the roof system interface points, which includes; roof/siding interface, roof fascia interface, etc. We recommend repairing all roof flashing, along with areas of exterior deteriorated wood from flashing failure., **We recommend repairing any defective roof flashing issues, which should include flat roof and pitched roof systems, and any interior damage caused by the flashing failures as well.**



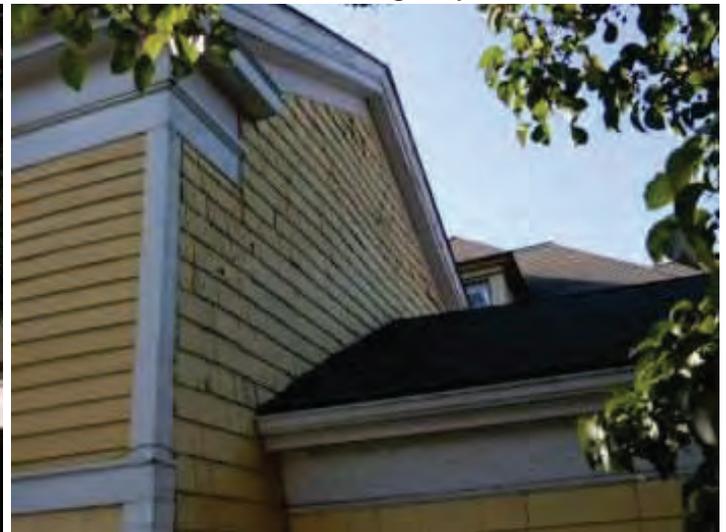
Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof



Roof & Roof Drainage System Roof

2. Gutters and Downspouts

Good Fair Poor N/A None

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Materials: An Aluminum gutter system noted in place

Observations:

- GENERAL CONDITION:
 - Some system concerns and issues noted at time of inspection, with details noted below
- MAINTENANCE:
 - We recommend cleaning gutter downspout system and flushing system including gutter drain system a minimum of twice a year.
 - .
 - Roof drainage system for Bldg at 277 S. Court
- GUTTER & DOWNSPOUT CONDITION:
 - Gutters and downspouts were noted in fair condition at time of inspection, with issues like the following; damaged and deformed gutters and downspouts.
- GUTTER DRAIN SYSTEM:
 - Gutter Drain system showed signs of being plugged up at time of inspection.
- GUTTER ALIGNMENT:
 - Gutters were noted not properly aligned with roof system in many areas. Gutters do not have proper support behind them and are installed at an angle and not properly collecting water. We recommend installing braces behind the gutter for proper support and placing them at the correct angle for good roof drainage collection.
 - We recommend repairing the gutter downspouts and gutter drain system for bldg 277 S. Court.



Roof & Roof Drainage System Gutters and Downspouts



Roof & Roof Drainage System Gutters and Downspouts



Roof & Roof Drainage System Gutters and Downspouts



Roof & Roof Drainage System Gutters and Downspouts



Roof & Roof Drainage System Gutters and Downspouts



Roof & Roof Drainage System Gutters and Downspouts

3. Chimney

Good Fair Poor N/A None

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Materials: Chimney noted as masonry chimney

Observations:

- CHIMNEY CAP:
 - Chimney cap in place, which will help prevent debris and wildlife from entering chimney
- MASONRY:
 - Chimney masonry noted in good condition for age and wear
 - Chimney mortar noted in good condition for age and wear
- CHIMNEY FLASHING
 - Chimney flashing noted in good condition for age and wear.



Roof & Roof Drainage System Chimney

Exterior

I. The inspector should inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. The exterior for accessibility barriers.
- G. The storm water drainage system.
- H. The general topography.
- I. The parking areas.
- J. The sidewalks.
- K. Exterior lighting.
- L. The landscaping.
- M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
- N. And describe the exterior wall covering.

6.5.3 Wood decks and balconies

I. The inspector should inspect:

- A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
- B. For visible decay.
- C. For paint failure and buckling.
- D. For nail pullout (nail pop).
- E. For fastener rust, iron stain, and corrosion.
- F. And verify that flashing was installed on the deck side of the ledger board.
- G. For vertical members (posts) that have exposed end grains.
- H. For obvious trip hazards.
- I. For non-graspable handrails.
- J. Railings for height less than the 36 inch minimum.*
- K. Guardrails and infill for openings that exceed the 4 inch maximum.*
- L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
- M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
- N. Built-up and multi-ply beam spans for butt joints.
- O. For notches in the middle third of solid-sawn wood spans.
- P. For large splits longer than the depths of their solid-sawn wood members.
- Q. For building egresses blocked, covered, or hindered by deck construction.
- R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and

deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Exterior Areas

Good Fair Poor N/A None

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Observations: GENERAL CONDITIONS:, Note: Bldg 277 S. Court was noted with significant exterior structural defects, as follows; bulges in exterior walls, bowed walls, crooked walls, front porch pulling away from structure, etc., ., Exterior of bldg at 277 S. Court, GRADE:, Grade was noted as follows; Slopes towards the back. Mostly flat in front of structure. Slight negative grade towards the foundation on left side. Patio with slight slope away from the foundation on the right side. Back area slopes away from the foundation. We recommend increasing the grade on the left side of the house with a gentle slope going away from the foundation, LANDSCAPE AREAS:, Landscaping was noted as minimal in the front only, TRASH ENCLOSURE: , No trash enclosure present at time of inspection, SIDEWALKS:, Sidewalks were noted just recently replaced and in good condition at time of inspection., ELECTRIC:, Under ground power supply noted at back of the home., Exterior outlets noted as not **GFCI**'s., LIGHTING:, Exterior lighting was noted as minimal, and we recommend increasing., SIDING:, Siding was noted as wood siding, mostly wood shake shingle siding, with wood trim. Significant wood deterioration noted at time of inspection, and some pulling away or lifted from surface, TRIM:, Trim was noted damaged throughout the exterior, with deteriorated wood., FLASHING:, Flashing was noted not in place on the exterior to protect the exterior elements for moisture intrusion., CAULK:, Exterior caulk was noted missing or dissipated at time of inspection., PAINT:, Exterior was noted with peeling paint., **We recommend repairing the following defects for bldg 277 S. Court; replace all deteriorated wood, prep and paint exterior, replace damaged trim, replace damaged siding, repair exterior flashing, replace electrical outlets with GFCI's**



Front exterior of the home



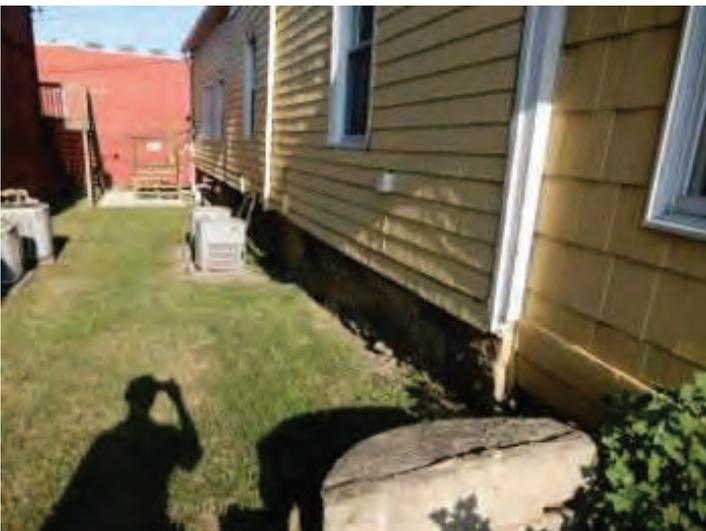
Exterior Exterior Areas



Exterior Exterior Areas



Exterior Exterior Areas



Exterior Exterior Areas



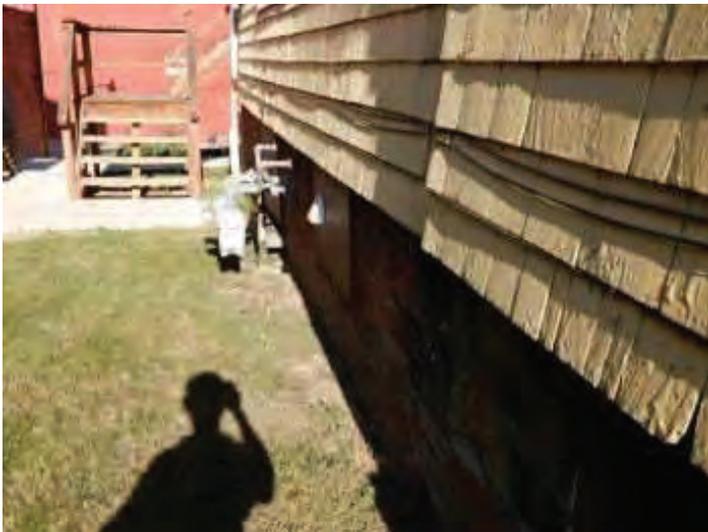
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Exterior Exterior Areas



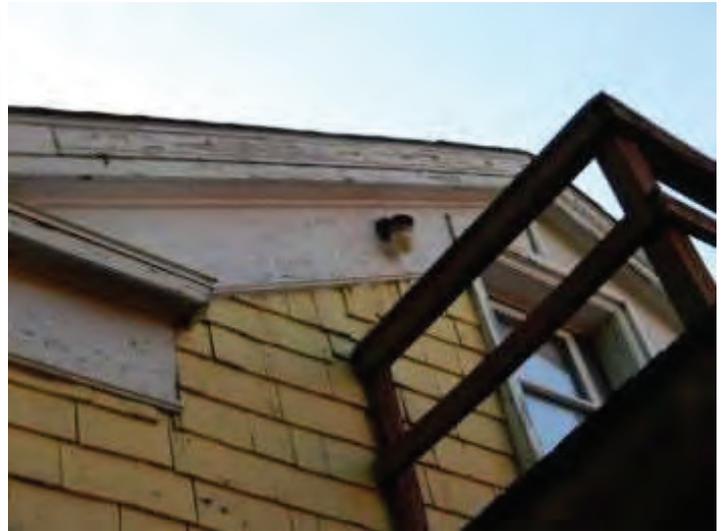
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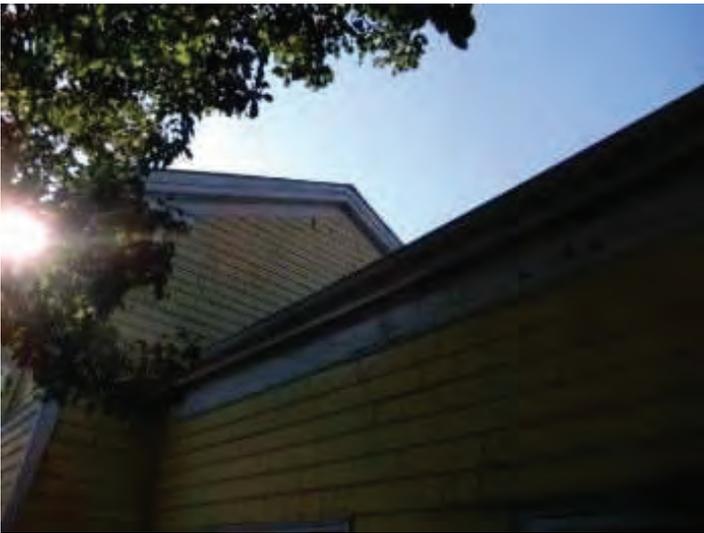
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Exterior Exterior Areas



Exterior Exterior Areas



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Exterior Exterior Areas



Exterior Exterior Areas



Exterior Exterior Areas



Exterior Exterior Areas



Exterior Exterior Areas

2. Patios, Porches and Decks

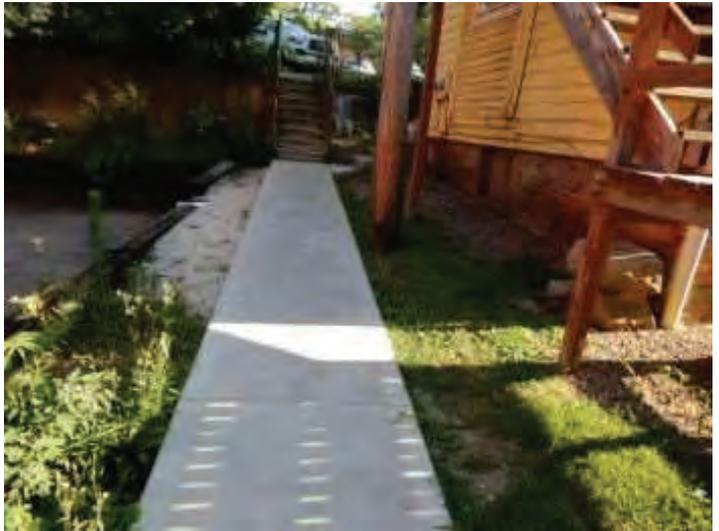
Good Fair Poor N/A None

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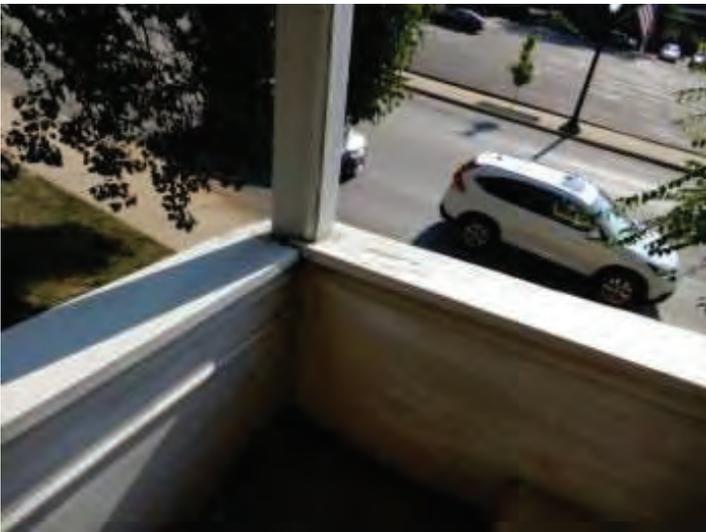
Observations: GENERAL CONDITIONS:, ., Exterior of bldg at 277 S. Court, PORCHES:, Front 2nd floor porch was noted with the following defects; column supports are failing, porch is pulling away from front of structure, front porch was noted with deteriorated wood which includes framing members., PATIOS:, Concrete patio was noted newer and in good condition. It should be noted that patio has been poured over and old concrete patio, that was cracked in half. The new pour may fail at the same point, A gutter drain was noted exiting at the back of the patio, with drain pipe ending at edge of patio. The same drain pipe was noted eroding the area below the patio. We recommend repairing by extending pipe further and installing some sort of a splash trough to disburse the drainage., **We recommend repair or removal of the front 2nd floor porch for bldg 277 S. Court, as it is presently deemed as a safety issue.**



Exterior Patios, Porches and Decks



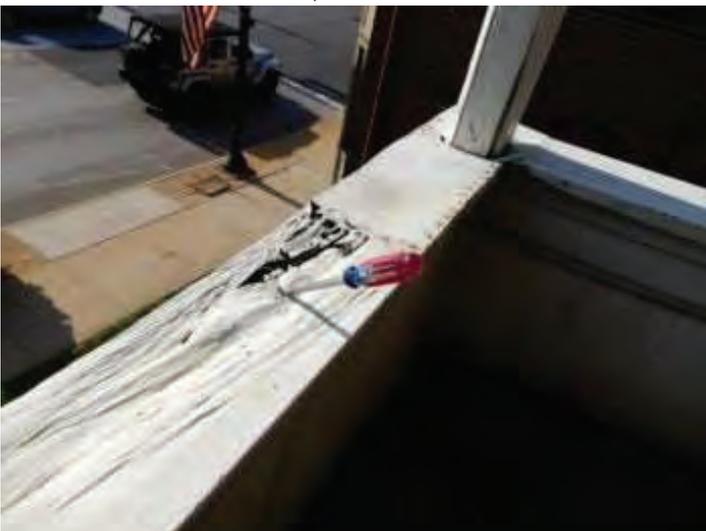
Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



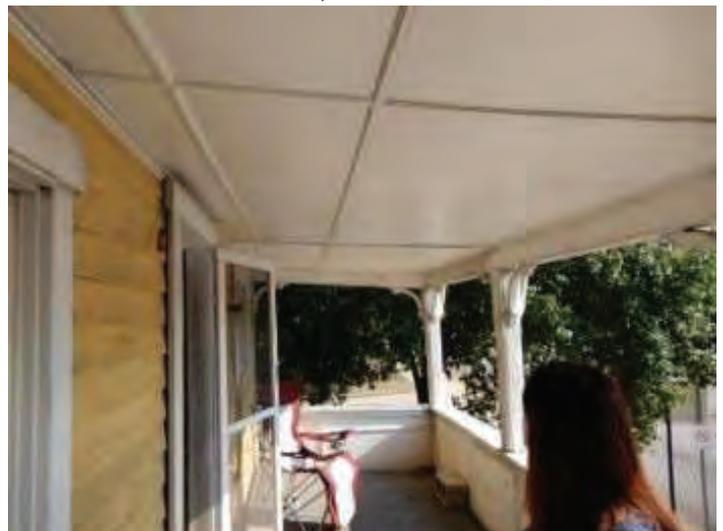
Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks



Exterior Patios, Porches and Decks

3. Exterior Steps

Good Fair Poor N/A None

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Materials: Exterior steps at back entrance on S. Court, were noted as wood

Observations:

- GENERAL CONDITION:
- Wood steps for buildings 277 S. Court street are deemed unsafe to traverse due to condition
- .
- Exterior of bldg at 277 S. Court
- STEP CONDITION:
- Wood steps were noted with deteriorated wood
- Wood steps were noted with lifted and or loose wood decking
- Wood step treads were noted with several being defective or damaged.
- Railing was noted as not properly secured
- Step system fasteners were noted rusted or pulling out of the wood they were intended to secure.
- STEP STRUCTURE:
- Wood steps were noted with inadequate support
- Wood steps were noted being crooked due to poor support
- We recommend removal and replacement of wood steps for building 277 S. Court St., with new steps built in accordance with code



Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps



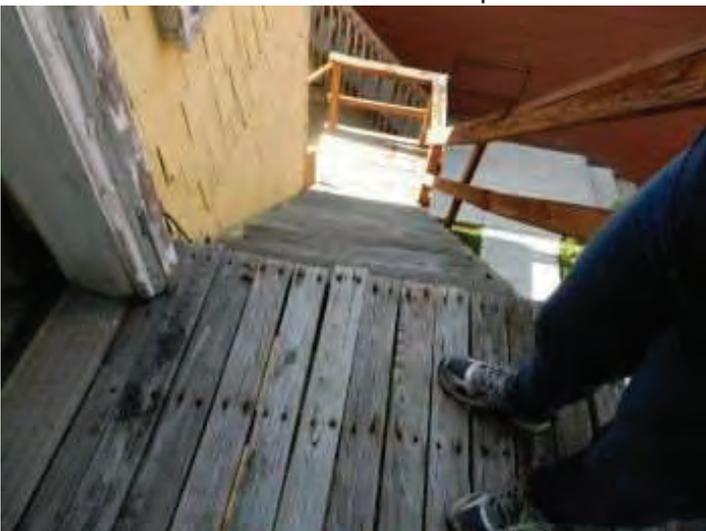
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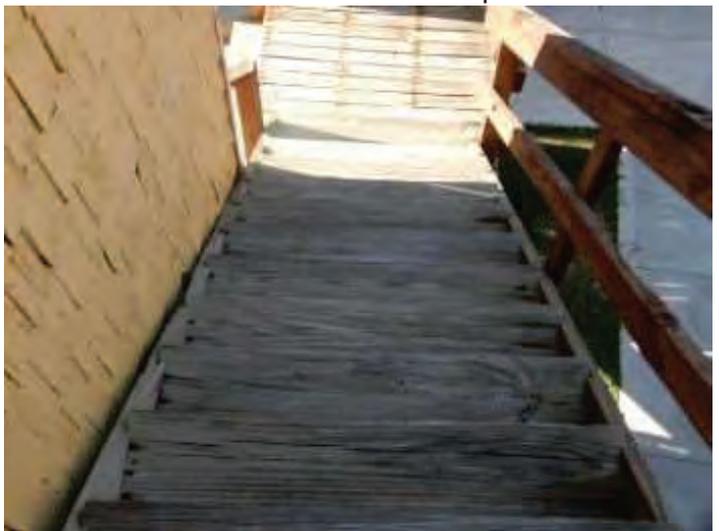
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Exterior Exterior Steps



Exterior Exterior Steps



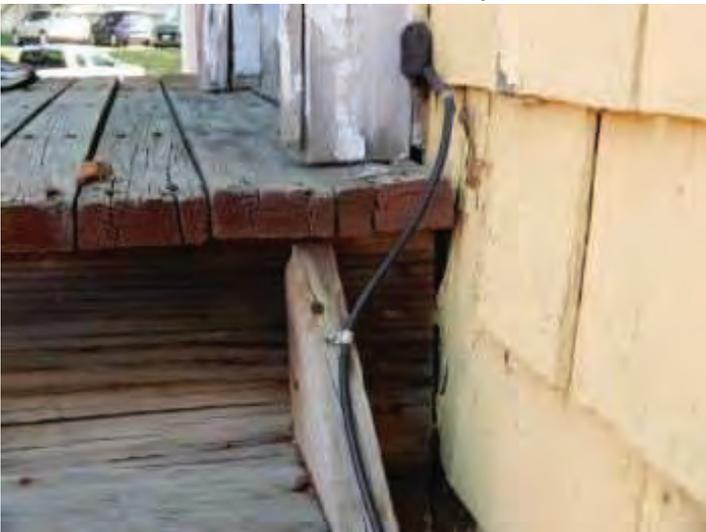
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Exterior Exterior Steps



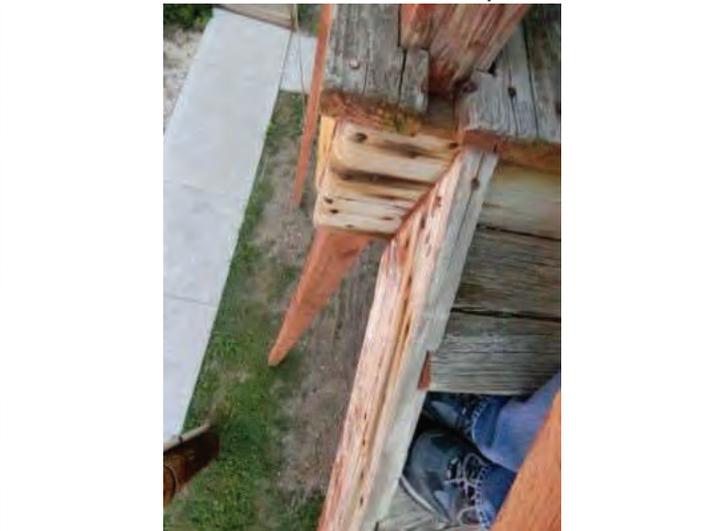
Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps



Exterior Exterior Steps

4. Windows & Doors

Good Fair Poor N/A None

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Observations:

• **GENERAL CONDITIONS:**

- Exterior entry doors were noted swinging in, rather than swinging out, which is the preferred swing for exterior doors for ease in case of need for emergency exit of the buildings.
- Due to the swing in, doors cannot be installed with a panic bar.
- Not all exterior doors are equipped with a lever type ADA approved door entry hardware.

- Exterior of bldg at 277 S. Court

• **EXTERIOR DOORS:**

- Building was noted with (4) exterior entry doors, as follows; (1) front entry door, (1) 2nd floor back door (located in upper unit), (1) 1st floor back entry door (located in lower unit), (1) exterior entry door for 2nd floor front porch
- Front entry door was noted with a loose top hinge, which does not allow door to easily operate. We recommend repair
- 2nd floor back entry door was noted rusted out at the bottom, and retro fitted with an exterior replacement window. Bottom of door jam and trim noted with wood deterioration.
- 1st floor back entry door was noted over all in good condition for age and wear, but no weather stripping. We recommend installing
- 1st floor back door was noted with a storm door in place and in good condition for age and wear.
- 2nd floor exterior front porch door was noted as a steel insulated door (has thermal pane window insert) with deteriorated wood framing, with no weather stripping in place and excessive gaps. Door did not easily operate at time of inspection. An older screen door also in place which was noted in good condition for age and wear. We recommend repairing exterior door to properly open/close/latch which should include adjusting for gaps and install weather stripping

• **WINDOWS:**

- Wood single pane windows
- Wood thermal pane windows
- Vinyl thermal pane windows
- Windows were noted a mix of the following types of windows, of which several different styles were included, such as; double hung, casements, fixed windows, hopper windows.
- Of the windows in this building, only (3) were noted in good condition for age and wear and operated properly. The rest had defects that included;
 - Deteriorated wood sashes
 - Defective window glazing
 - Would not open
 - Would not stay open
 - Cracked glass
 - Defective or missing weather stripping
 - Defective or damaged hardware (example: window crank stripped)
 - Some torn or missing screens

- We recommend replacing the exterior entry doors with out swing doors, to include panic bars and door closers for building 277 S. Court. We also recommend replace entry door hardware with ADA type lever hardware.
- We recommend replacing the 2nd floor back door in building 277 S. Court
- We recommend replacing the windows that are defective in building 277 S. Court St.



Exterior Windows & Doors



Exterior Windows & Doors



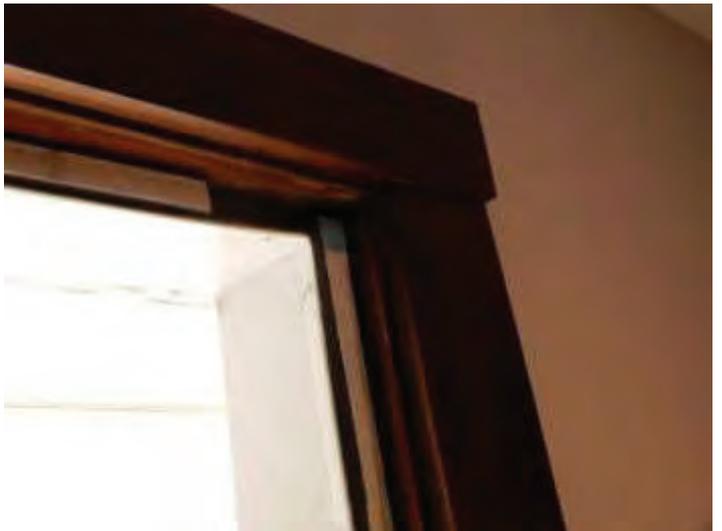
Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



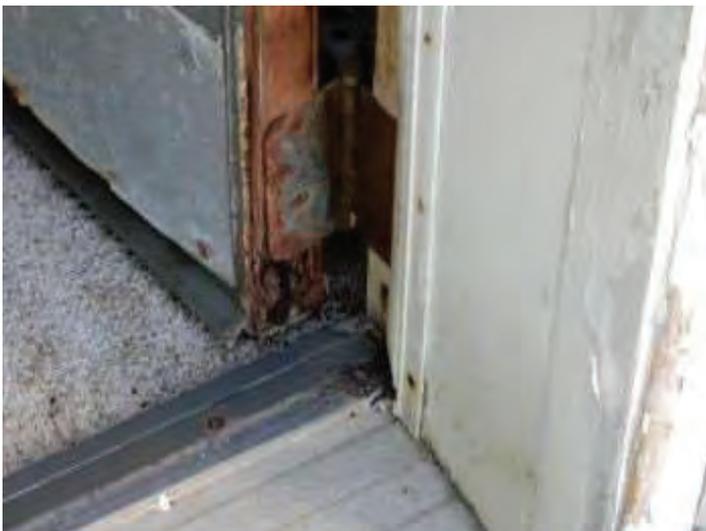
Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



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Exterior Windows & Doors



Exterior Windows & Doors



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Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors



Exterior Windows & Doors

Basement and Foundation

- I. The inspector should inspect:
 - A. The basement.
 - B. The foundation
 - C. The crawlspace.
 - D. The visible structural components.
 - E. And report on the location of under-floor access openings.
 - F. And report any present conditions or clear indications of active water penetration observed by the inspector.
 - G. For wood in contact or near soil.
 - H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
 - I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Basement

Good	Fair	Poor	N/A	None

Observations: GENERAL CONDITIONS:, Basement for building 277 S. Court has significant structural issues in the basement that need to be addressed immediately, ., Basement at Bldg 277 S. Court, FLOOR JOISTS:, Several floor joists were noted damaged or defective, Floor joists and beams were noted not level due to structural components failing, BEAMS & COLUMN SUPPORTS:, Beams were noted not properly supported with support columns, Beams were noted with inadequate support columns that are not properly installed on footers, Support columns were noted at point of failure, due to deterioration and inadequate for application., Beams were noted deteriorated in several areas., BASEMENT FLOOR:, In good condition for age and wear at time of inspection., PLUMBING:, Leaking plumbing valves., Plumbing leaks noted in domestic lines, ELECTRICAL:, Open electrical junction boxes., Damaged BX cable sheathing, with exposed wires, No GFCI's noted in area, MOISTURE INTRUSION:, Moisture noted in various areas throughout the basement. We recommend repairing exterior issues and to repair basement interior walls, MASONRY WALLS:, Masonry bearing walls were noted compromised with large openings with no support above the openings, Deteriorated and spalling bricks., Voids in masonry foundation., Lintels or proper support over masonry openings was noted missing at time of inspection., MOLD:, Signs of possibility of mold being present. We recommend area be tested for mold, and to run 3-dehumidifiers in basement for an extended period of time., ASBESTOS:, Material that appears to be asbestos was noted in the basement on several older HVAC ducts, HVAC DUCTS:, Ducting rusted out in several locations, Ducting not properly secured to boots., Ducting not properly supported., **We recommend repairing the basement defects noted above for building at 277 S. Court**



Basement and Foundation Basement



Basement and Foundation Basement



Basement and Foundation Basement



Basement and Foundation Basement



Basement and Foundation Basement



Basement and Foundation Basement



Basement and Foundation Basement



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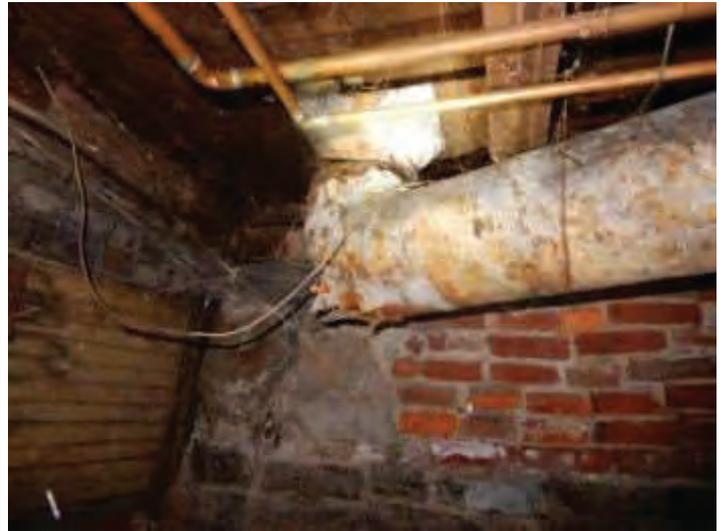
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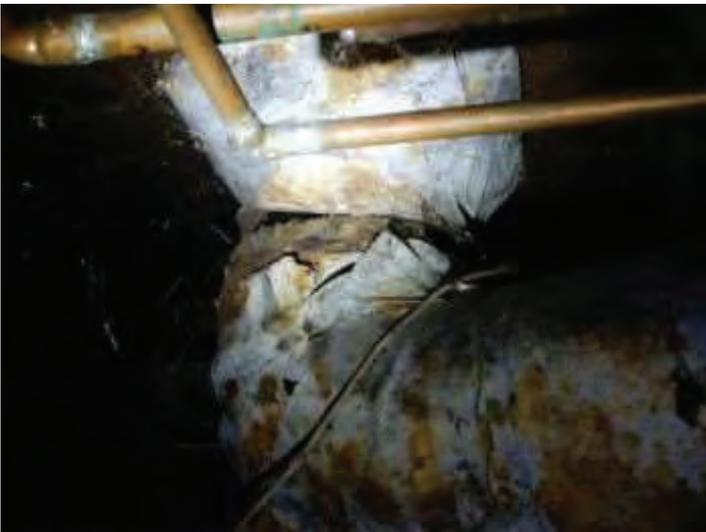
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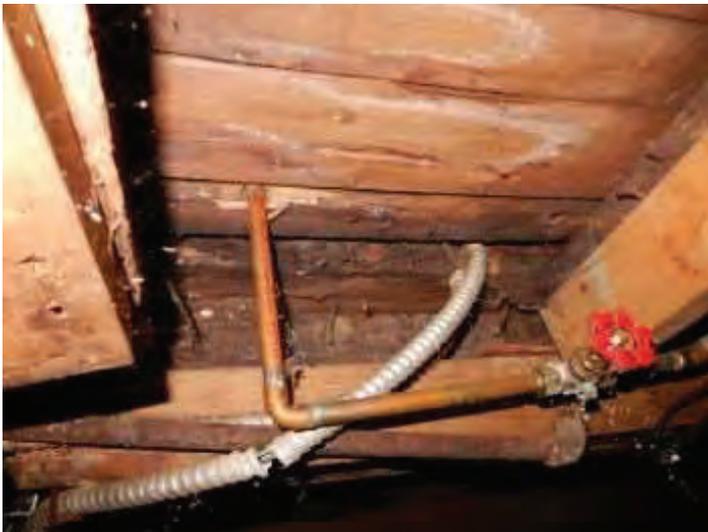
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Basement and Foundation Basement



Basement and Foundation Basement

2. Foundation

Good Fair Poor N/A None

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Observations: GENERAL CONDITIONS:, Some safety and or functional concerns noted in some areas, with details below., , Foundation at Bldg 277 S. Court, Exterior foundation was noted with voids in the masonry, which included what appears to be missing masonry., Foundation was noted being a combination of stone and brick., Left side masonry wall was noted built with a bit of a curve, which is very apparent, but does not appear to be a structural issue., Some of the brick was noted as deteriorated and spalling., **We recommend the following for building 277 S. Court St. to include; tuck pointing masonry walls and parging, and then sealing. We further recommend excavating down about 2' to repair and parge lower areas of masonry.**



Basement and Foundation Foundation



Basement and Foundation Foundation



Basement and Foundation Foundation



Basement and Foundation Foundation



Basement and Foundation Foundation



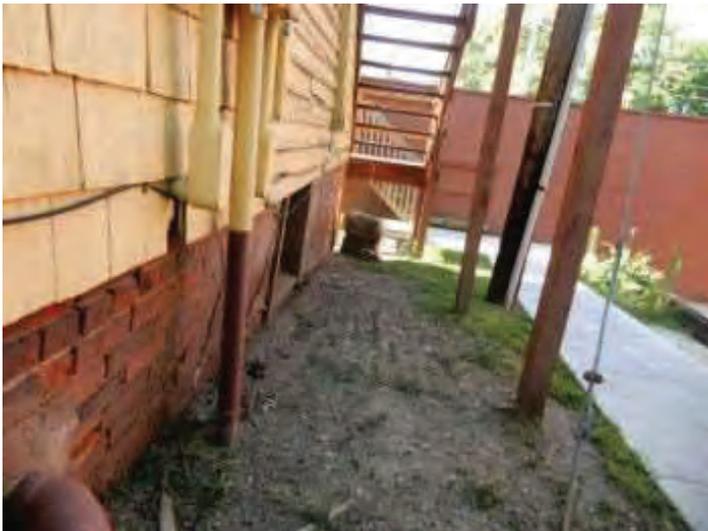
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Basement and Foundation Foundation



Basement and Foundation Foundation

Heating and Cooling

6.5.5 Heating and ventilation

I. The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
 - B. The heating systems using normal operating controls and describe the energy source and heating method.
 - C. And report as in need of repair heating systems which do not operate.
 - D. And report if the heating systems are deemed inaccessible.
 - E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
 - F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
 - G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
 - H. And verify that the system piping appears to be sloped to permit the system to be drained.
 - I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
 - J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
 - K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
 - L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
 - M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
 - N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
 - O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
 - P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
 - Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
 - R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
 - S. Condensate drains
-

6.5.6 Cooling

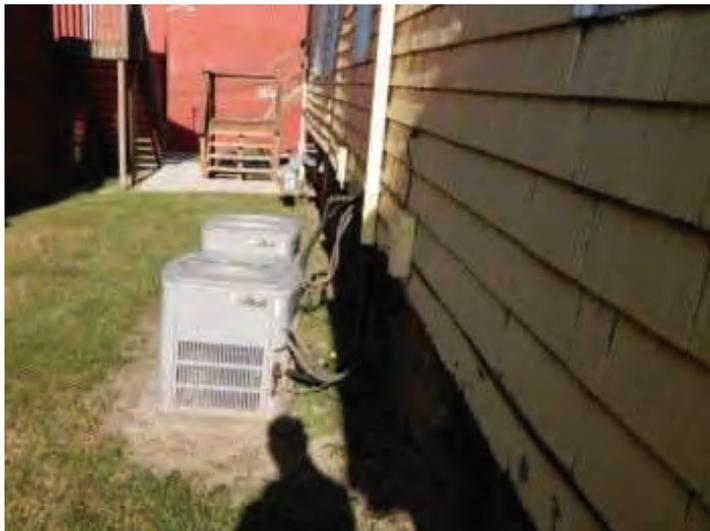
I. The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
- B. The central cooling equipment using normal operating controls.
- C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- H. Piping support.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- K. Condensate drains.

1. Heating and Cooling

Good	Fair	Poor	N/A	None

Observations: GENERAL CONDITIONS:, Note: Most units A/C units and A-coils are of the vintage that utilizes older type refrigeration (R22), which is being replaced with newer R410a. Meaning when changing out an older system, it may require complete replacement of an entire system (furnace, A/C, A-coil), MAINTENANCE:, We recommend having HVAC system cleaned and serviced along with change of filter, by a licensed HVAC contractor, ., HVAC at Bldg 277 S. Court, Each apartment had it's own HVAC System, Exhaust ducts were not sealed at all mechanical connections. We recommend sealing all exhaust ducts at mechanical connections., A/C UNIT:, Both units had American Standard A/C Units (Mfg 1999), which operated properly at time of inspection., Both condenser units were noted located on the left side of the building at grade level., A/C units line set insulation was noted deteriorated on the exterior, and we recommend replacing, THERMOSTAT:, Both thermostats operated properly at time of inspection, FURNACE TYPE:, Furnaces were noted as being gas fired units. Bot units worked properly at time of inspection, FURNACE CONDITION:, Both furnaces were noted in good condition for age and wear, but very dirty. We recommend having cleaned and serviced., CONDENSATION:, Condensation lines have been run to the exterior, with drainage being near the condenser units on left side of the building. We recommend placing splash blocks below each drainage line to prevent water going into the foundation., OTHER SYSTEMS:, Electric baseboard heat, was noted in 2nd back bedroom, but was not operated at time of inspection due to personal belongings, **We recommend repairing and replacing HVAC equipment as units go bad**



Heating and Cooling Heating and Cooling



Heating and Cooling Heating and Cooling



Heating and Cooling Heating and Cooling



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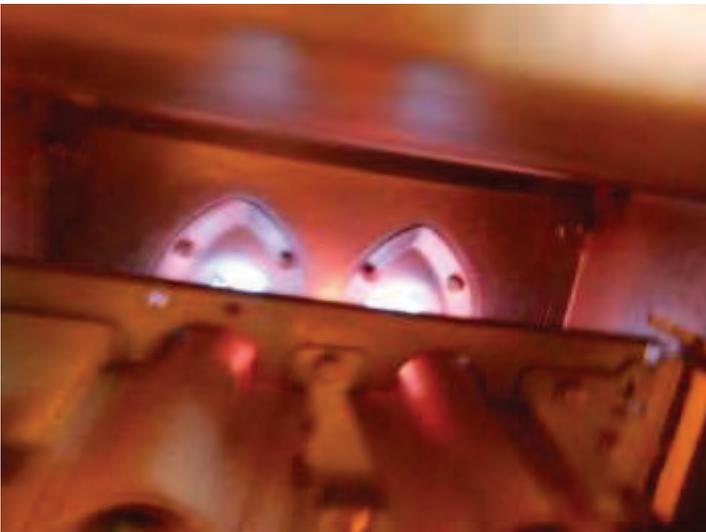
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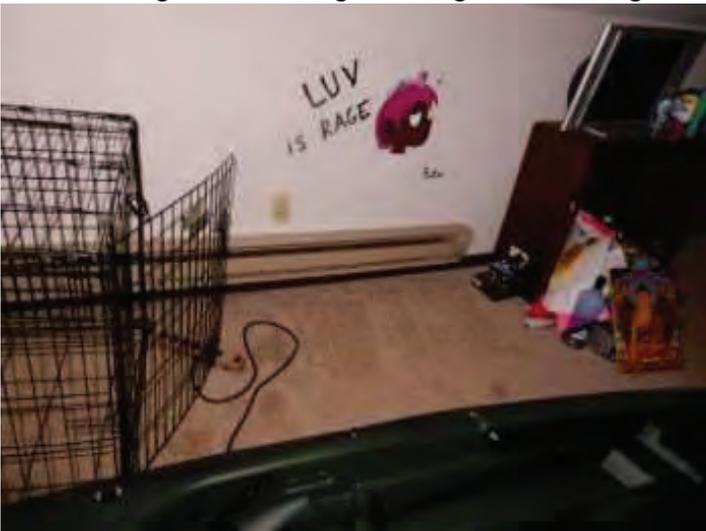
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Heating and Cooling Heating and Cooling

Plumbing

I. The inspector should inspect:

A. And verify the presence of and identify the location of the main water shutoff valve to each building.

B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.

C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.

D. And flush a representative number of toilets.

E. And run water in a representative number of sinks, tubs, and showers.

F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.

G. The interior water supply including a representative number of fixtures and faucets.

H. The drain, waste and vent systems, including a representative number of fixtures.

I. And describe any visible fuel storage systems.

J. The drainage sump pumps and test pumps with accessible floats.

K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.

L. And determine if the water supply is public or private.

M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.

N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.

O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.

P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

Q. Piping support.

1. Plumbing

Good	Fair	Poor	N/A	None

Observations: GENERAL CONDITIONS:, Some issues were noted with overall plumbing supply and waste system of areas physically able to be inspected at time of inspection, see details below, See individual sections noted below for details of plumbing for specific areas:, Kitchens, Basement, Laundry, Bathrooms, MAINTENANCE:, For proper maintenance of hot water tank system, we recommend draining the hot water tank at least (2) a year to remove any built up sediment in the bottom of the tank. This should help in extending the life of the tank, BACKFLOW PREVENTER:, Note: Backflow preventer's are required to be tested on a regular basis by a license plumber licensed for testing backflow preventer. Please check your area to make sure you are in compliance's, ., Plumbing at Bldg 277 S. Court, Many portions of drain, waste, and vent system were hidden from view. Observable portions appeared to consist of copper supply and plastic drain lines., HOT WATER TANK:, Hot water tanks noted as a gas Bradford White 40 gallon, installed in 2007, and in good condition for age and wear (uncertain which unit this tank is for), Hot water tank noted as a GE 40 gallon, gas hot water tank installed in 2013 and in good condition for age and wear (uncertain which unit this tank is for), Hot/cold ground straps were noted missing on both tanks, and we recommend installing, TPR discharge lines were properly in place and installed at the right length for both tanks at time of the inspection, Gas line properly installed with 1/4 turn gas valve for both tanks, Exhaust ducts are not properly sealed at all mechanical connections, and we recommend sealing, BACKFLOW PREVENTER:, None found in this building, WASTE SYSTEM:, Waste lines were noted mostly PVC, Cast iron and ABS plastic. Overall in serviceable condition for age and wear at time of inspection., WATER SUPPLY SYSTEM:, Supply system was noted being a mix of copper and older galvanized. Overall in fair condition for age and wear., A few plumbing connections were noted corroded with system starting to leak (mostly at copper/galvanized interface points). We recommend repair, A plumbing access panel was noted in the entry stairwell of the building, with plumbing supply line previous repairs noted and plumbing supply lines wrapped in heat tape. This indicates that plumbing system is not properly protected in a warm insulated area., FIXTURES:, See individual sections in report for details on fixtures, DRYER VENT:, Dryer vent properly exhausts to the exterior



Plumbing Plumbing



Plumbing Plumbing



Plumbing Plumbing



Plumbing Plumbing



Plumbing Plumbing



Plumbing Plumbing



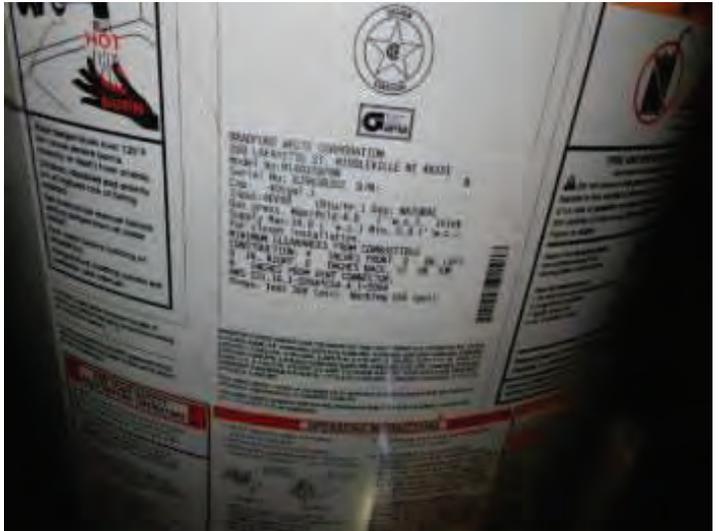
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Electrical

I. The inspector should inspect:

- A. The service drop/lateral.
- B. The meter socket enclosures.
- C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
- D. The means for disconnecting the service main.
- E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
- F. And determine the rating of the service amperage.
- G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
- H. And report on any unused circuit breaker panel openings that are not filled.
- I. And report on absent or poor labeling.
- J. The service grounding and bonding.
- K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
- L. And report on any noted missing or damaged faceplates or box covers.
- M. And report on any noted open junction boxes or open wiring splices.
- N. And report on any noted switches and receptacles that are painted.
- O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
- P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
- R. And report the absence of smoke detectors.
- S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

1. Electrical

Good	Fair	Poor	N/A	None

Observations: GENERAL CONDITION:, Some safety and functional concerns noted at time of inspection, with details noted below, ., Electrical at Bldg 277 S. Court, ELECTRICAL PANELS:, (3) Electrical panels noted in the basement, two were noted as 100AMP panels, one for each of the apartments, as follows (note both panels noted as at least 30-years old). Along with a sub-panel in upper unit, One 100AMP Challenger panel, note in good condition for age and wear at time of inspection., One 100AMP panel by Cutler Hammer, noted in good condition for age and wear at time of inspection, A 100AMP Cutler Hammer sub-panel was noted in the bedroom of the upper unit. Panel was noted with liquid streaming out of the bottom of the panel and was therefore not opened, Panels were noted somewhat labeled, which appears very old and faded. We doubt the labeling is current information. We recommend updating and labeling, SWITCHES & OUTLETS:, Several switches and outlets were missing covers., Several outlets were noted in wet areas not grounded., Several outlets were noted as 3-prong ungrounded outlets, which should be changed back to 2-prong outlets. This is considered a safety hazard., An outlet in the upper unit was noted taped in place., GFCI:, Several outlets in wet areas were noted as being non GFCI's., ELECTRICAL SERVICE ENTRY:, Electrical entry was noted as an underground system., BATHROOM EXHAUST FAN:, Bathroom exhaust fan was noted exhausting into the attic space. We recommend rerouting to exhaust to the exterior, EMERGENCY EXITS & LIGHTING:, No emergency lighting noted in the public common area stairwell., An exit sign appears to be missing in the common area stairwell over the front exist door, we recommend installing an emergency exit with battery back up over front entry door., WIRING & JUNCTION BOXES:, Extension cord(s) are used in place of hardwiring in some areas. It is preferable that lights and other electrical components be plugged into hard-wired outlets rather than extension cords to reduce the possibility of injury or electrical overload., Most wiring in basement and attic area, has been upgraded to BX armored cable, which is an approved wiring method in most municipalities., Open electrical junction boxes were noted in several locations., One run of BX cable in the basement was noted with broken protective sheathing., GROUNDING:, Grounding appears to be adequate for electrical panels, with grounding wires properly attached to exterior ground stake., FIXTURES:, Fixtures were noted with some defective or missing parts. We recommend repair, SMOKE & CARBON MONOXIDE DETECTOS: , Smoke detectors and carbon monoxide detectors were not found in all areas for proper protection., **We recommend repairing the electrical defects in building #227 S. Court, which should include emergency lighting and emergency exit signs.**



Electrical Electrical



Electrical Electrical



Electrical Electrical



Electrical Electrical



Electrical Electrical



Electrical Electrical



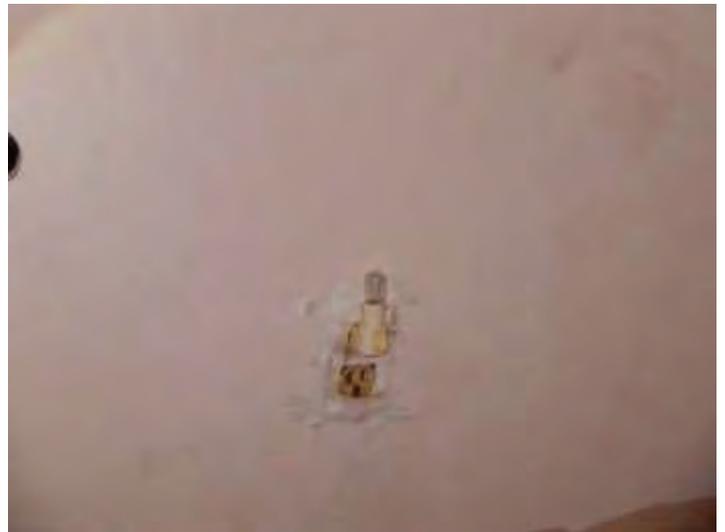
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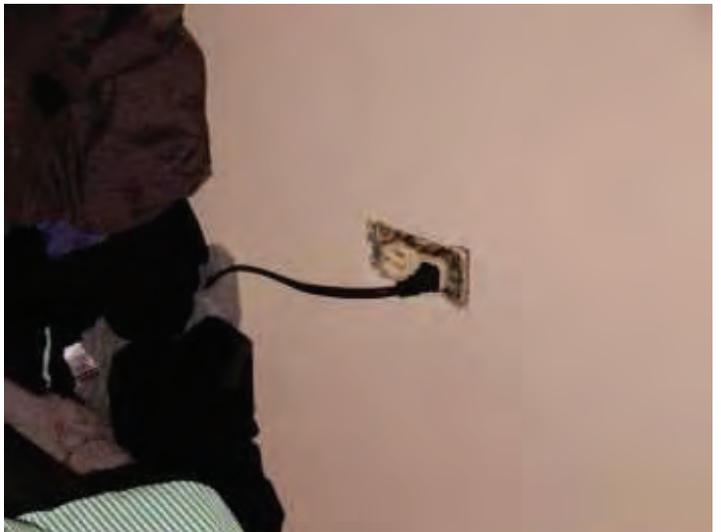
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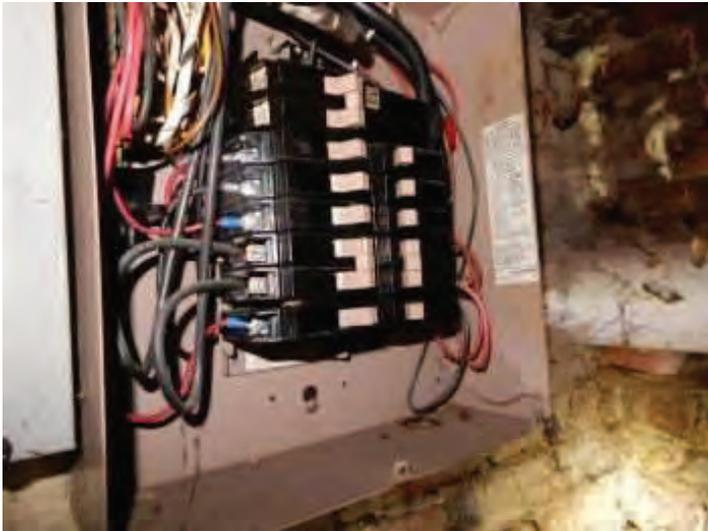
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Electrical Electrical



Electrical Electrical

Attic

- I. The inspector should inspect:
 - A. The insulation in unfinished spaces.
 - B. The ventilation of attic spaces.
 - C. Mechanical ventilation systems.
 - D. And report on the general absence or lack of insulation.

1. Attic

Good	Fair	Poor	N/A	None

Observations: GENERAL CONDITION:, Attic areas were noted in building 277 S. Court , ., Attic at Bldg 277 S. Court, ATTIC ACCESS:, Attic access was via an attic access hatch in upper unit bedroom, INSULATION:, Insulation was noted as minimal, with less than 2", and we recommend adding additional insulation, FRAMING:, FRAMING:, Attic roof framing was noted with rafter spacing being excessive, and inadequate vertical support. Rafters were noted deflecting down in the middle of the span., Roof framing was noted as a rafter system, Roof framing was noted absent a ridge board., The aspect of the roof framing lacking collar ties and ridge board, may be a contributing factor for exterior walls being bowed out at the top, The aspect of the roof framing lacking collar ties and ridge board, may be a contributing factor for exterior walls being bowed out at the top, Attic area sheathing was noted with signs of previous leaks. It does not appear that there are any active leaks at this time, Roof sheathing consisted of older wood with slat type sheathing, which has been overlayed with newer OSB sheathing, Roof framing was noted was noted with rafter vertical bracing only in place at gable ends, with that bracing showing signs of excessive pressure and tension., BATHROOM EXHAUST:, Bathroom exhaust was noted terminated in the attic space adding unwanted moisture to attic area, and should exhaust to the exterior of the building, VENTILATION:, No incoming or exhaust ventilation noted in this attic area, and we recommend installing, ATTIC:, Attic was noted in poor condition at time of inspection, with several differing aspects needing to be addressed (see recommendations below), **We recommend augmenting the roof framing for building 277 S. Court, by sistering on additional rafters to existing system and installing collar ties. We also recommend adding vertical bracing in the attic for rafter system. We also recommend addressing other defects noted above**



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic



Attic Attic

Doors, Fire Safety & Interior

6.5.11 Doors, windows and interior

I. The inspector should:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers.
- D. Inspect interior steps, stairs, and railings.
- E. Inspect all loading docks.
- F. Ride all elevators and escalators.
- G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Door Condition

Good Fair Poor N/A None

--	--	--	--	--

Observations: GENERAL: Overall interior doors were noted in good condition for age and wear, except as noted below., Interior doors at Bldg 277 S. Court, INTERIOR UNIT ENTRY DOORS: Interior doors were noted being newer type interior doors, Interior entry doors noted in good condition for age and wear and properly operated., INTERIOR DOORS: 2nd bedroom and 1st floor bedroom (2) and bathroom doors do not easily operate. We recommend adjust, MISSING DOORS: Back bedroom on 2nd floor was noted with a door opening very small and not to code with no door in place, 2nd floor closet near top of steps, was noted missing closet door, and we recommend installing, DOOR HARDWARE: Overall in good condition for age and wear, with some slightly loose, and we recommend adjust, Lower unit entry door was noted with lock difficult to operate. We recommend replacing



Doors, Fire Safety & Interior Door Condition



Doors, Fire Safety & Interior Door Condition

2. Fire Safety

Good Fair Poor N/A None

--	--	--	--	--

Observations: GENERAL:, Some major safety concerns noted with details below, ., Bldg 277 S. Court, FIRE EXTINGUISHERS:, Fire extinguishers were not seen in required locations., FIRE ALARMS:, Some smoke detectors were noted in place, but no fire alarms. Fire alarms are not normally required for this size building., FIRE ESCAPE:, The back stairs to the 2nd floor serves as in essence a fire escape. Stairs are not deemed to be safe to traverse (see exterior section for details), EMERGENCY & EXIT LIGHTING:, No emergency lighting or exits noted in common areas. See recommendations below along with electrical section., EXTERIOR EGRESS:, Exterior door egress is questionable in case of emergency, as doors swing in and no panic bar is in place. Both are not normally a requirement for this size apartment building., **We recommend installing fire extinguishers in accordance with local requirements, We recommend installing emergency lighting and emergency exit signs in accordance with code., We recommend all exterior doors to the buildings swing outward, and panic bars be installed on the interior side of the door., We recommend replacing the back stairs to building 277 S. Court**

3. Interior

Good	Fair	Poor	N/A	None

Observations: GENERAL:, Some major and minor issues noted and detailed below, ., Bldg 277 S. Court, UNIT #1, WALLS:, Walls were noted with some uneven areas and amature patches, but overall serviceable. Bedroom wall was noted with rust streaks below elec panel., CEILINGS:, Overall ceilings overall were noted in good condition for age and wear, with some uneven spots noted throughout and amature repairs. Ceiling stains were noted in furnace room, which appear to be old stains and were not wet at time of inspection. Moisture stains were also noted in 2nd bathroom at ceiling wall interface with moisture stain looking recent (Note: due to personal belongings, we were not able to get closer to inspect further), FLOORS:, Kitchen flooring was noted not level, deflecting downward in the middle by approx. 4" ., Carpeting is the main stay flooring with some loose gathering, and some soiled areas., Finish floor covering was noted missing in kitchen and main bathroom., FIXTURES:, Kitchen faucet worked properly and a double bowl stainless sink was noted in good condition for age and wear., Bathroom sink/faucet worked properly and in good condition for age and wear., Shower faucet leaked at time of inspection, and we recommend repair, Shower was noted as a fiberglass shower enclosure, and in good condition for age and wear at time of inspection., CABINETS:, Kitchen cabinets were noted as wood cabinets with some primed for paint, and overall in fair condition at time of inspection, Bathroom vanity was noted in a wood finish and in good condition for age and wear., COUNTER TOPS:, Post formed laminate counter tops for kitchen in good condition for age and wear. , Cultured marble top with inherent sink in bathroom and in good condition for age and wear., CAULK:, Caulk was noted; in good condition for bathroom fixtures, and kitchen sink in need of being recaulked., APPLIANCES:, Did not inspect appliances, PAINT:, Most areas are in need of paint., ., UNIT #2, WALLS:, Walls were noted with some minor issues, but overall in good condition for age and wear., CEILINGS:, Ceilings overall were noted in serviceable condition, a large patch was noted in living room from a past leak in the kitchen above. Patch shows signs of amature workmanship. Ceilings noted with several very uneven areas., FLOORS:, Main flooring was noted as being carpeting which was noted soiled with a few minor flaws, Kitchen and bathroom floors were noted a VCT flooring and in good condition for age and wear., FIXTURES:, Shower was noted as a circular fiberglass shower enclosure, and overall in good condition, except for stains around the bottom area., Shower faucet was noted in good condition for age and wear and operated properly at time of inspection, Bathroom sink was noted as a culture marble sink and in serviceable condition, but drained very slowly. We recommend snaking. Sink is starting to get spider cracking around bottom of basin., Bathroom sink faucet was noted in good condition for age and wear, and operated properly at time of inspection., Toilet noted in good condition for age and wear at time of inspection., Kitchen sink was noted as a double bowl stainless sink and sink and faucet noted in good condition for age and wear., Kitchen sink faucet was noted in good condition for age and wear and operated properly at time of inspection., CABINETS:, Kitchen cabinets were noted with clear finished natural wood, and in good condition for age and wear., COUNTER TOPS:, Counter Tops were noted as being laminate counter tops and in good condition for age and wear., CAULK:, Caulk was noted as stained and dissipated at shower stall base. We recommend removal and refreshing., APPLIANCES:, Did not check appliances, PAINT:, Interior paint noted in good condition for age and wear., **We recommend repairing all apartment ceilings by installing 3/8" drywall over existing ceilings. This would help avoid continued maintenance of old plaster ceilings. , We recommend repairing any wall damage in apartments after**

cause of damage is repaired



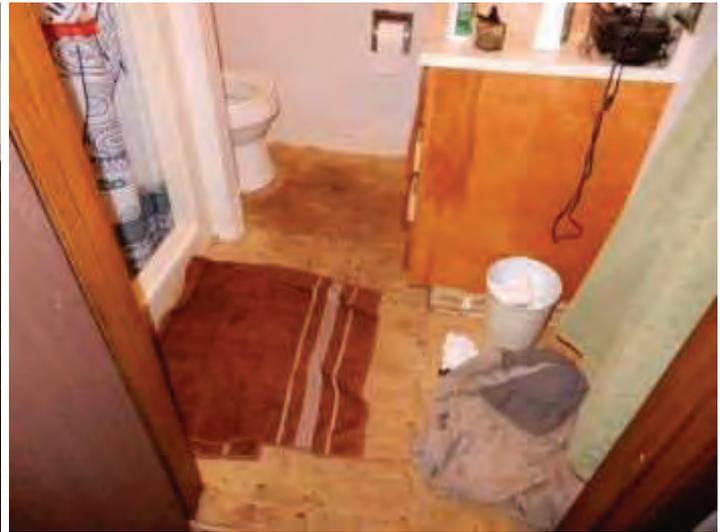
Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



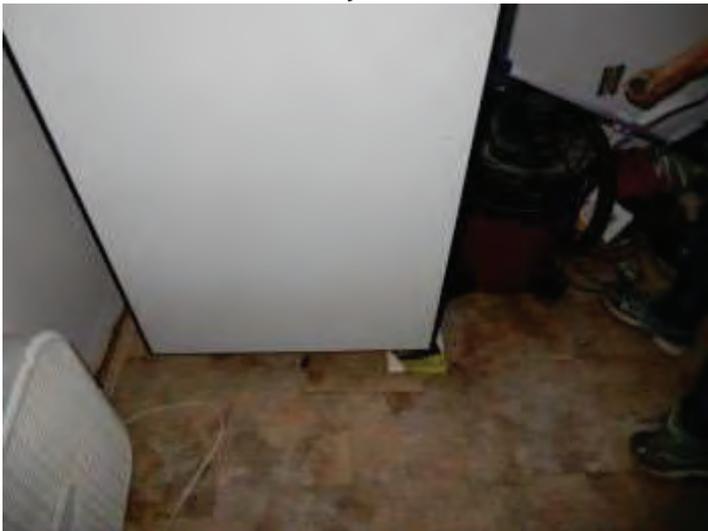
Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



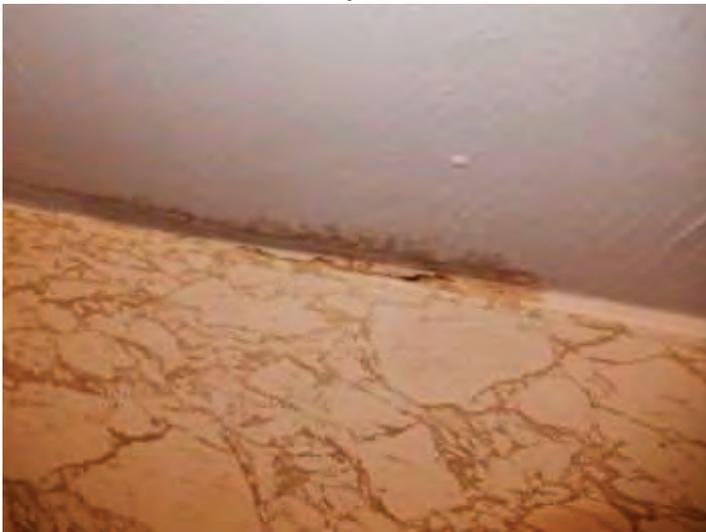
Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



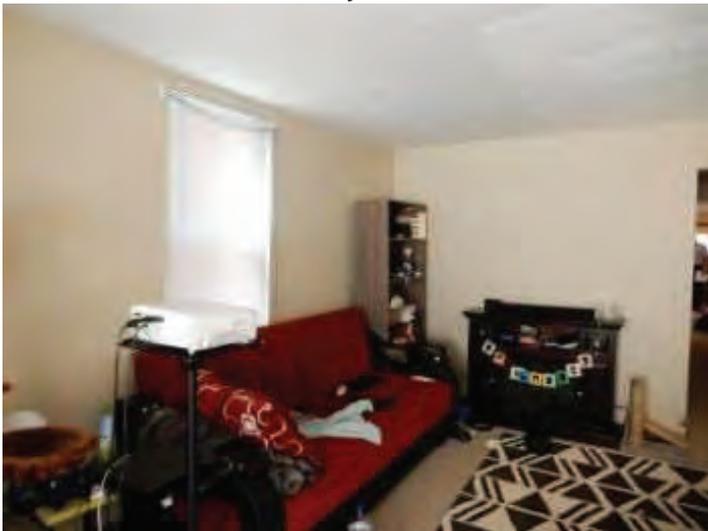
Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior



Doors, Fire Safety & Interior Interior

Garage / Carport & Parking

1. Garage / Carport

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Observations:

- None

2. Garage / Carport Floor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Observations:

- None

3. Driveway

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Observations:

- Public driveway

4. Parking Lot

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Observations:

- Parking was noted as public parking, no dedicated parking area for this building

Photos



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

A.13

Redevelopment concepts

Redevelopment Concepts

1 Story Concept

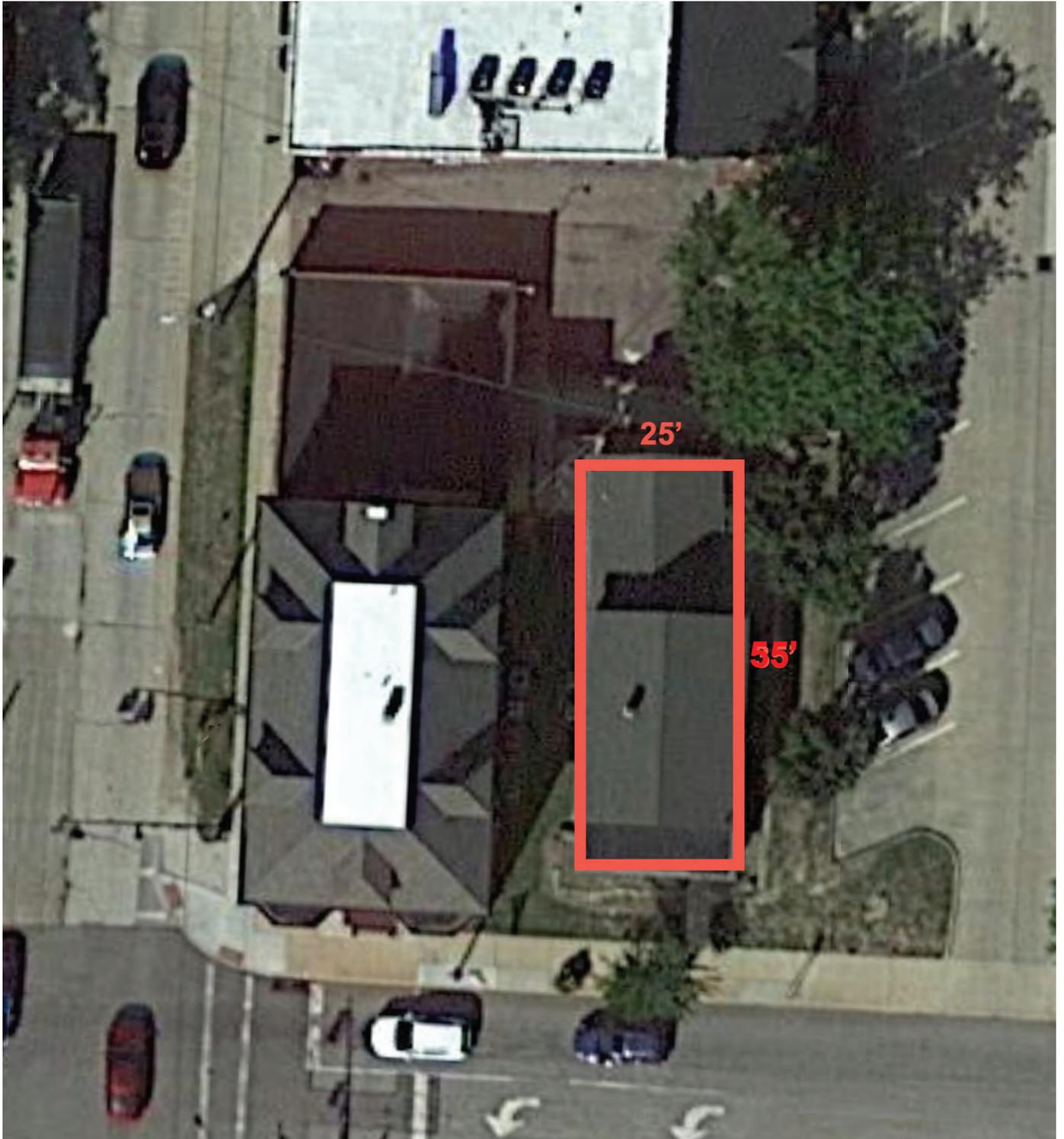


2 Story Concept



Aerial Concept/Layout

Due to limited lot size and configuration, we would likely keep a very similar building footprint in the range of 25x35 feet, and either 1 or 2 stories depending on some variables.



B.

Report by Andrew Dutton, City of Medina
Community Development Director

H22-04 South Court Street Building Demolition

Property Owner: South Court Street LLC
Applicant: South Court Street LLC
Location: 277 South Court Street (AKA 269 South Court Street)
Request: Certificate of Appropriateness approval for the demolition of a building

LOCATION AND SURROUNDING USES

The subject site is composed of 0.07 acres on the west side of South Court Street, north of Smith Road. Adjacent properties include the following uses:

- North – Parking Lot
- East – Parking lot
- South – Apartments
- West – Restaurant



PROPOSED APPLICATION/BACKGROUND

Originally, the building was located at the northwest corner of South Court Street and Smith Road. In 1904, the building was relocated to its current location to allow for the construction of the existing apartment building at 281 South Court Street.

The applicant purchased the subject property in 2019 along with the property to the south at 281 South Court Street. The building was previously utilized for two apartments with a unit on the first floor and a unit on the second floor. The building has been vacant for nearly two years due to the property owner's concerns with the building's condition.



The subject building and property are located within the City of Medina Historic District and are not a National Historic Landmark or part of a National Historic Landmark District.

The applicant is requesting demolition of the existing building due to the building's condition. Redevelopment concepts have been provided and the applicant has indicated that a redevelopment project could commence in approximately three years.

APPLICATION ITEMS SUBMITTED

In support of the application, the following information has been provided by the applicant:

- A narrative from the applicant
- The subject property's location
- A copy of the pending Demolition Permit
- Exterior photos
- A structural inspection report from Cramer Engineering
- A structural investigation report from Wellert Corporation
- Demolition estimates from Butcher and Son, Inc. and HSH Construction and Excavating
- A pro-forma financial report
- A former resident's issues
- A realtor evaluation from Gerspacher Real Estate Group
- A restoration estimate from Landmark Homes
- A property inspection report by The Professional Property Inspector, LLC
- Redevelopment concepts

ADDITIONAL INFORMATION PROVIDED

The following additional information has been provided for the Board's consideration in order to fully evaluate the application:

- Evaluation of the Building by Dan Gladish, City of Medina Chief Building Official
- Appraisal of the property by Spalding/Emig Company
- Architectural evaluation of the building by Kevin C. Robinette Architects, LLC
- Historic examination of the building by Naylor Wellman, LLC

DESIGN GUIDELINES/DEMOLITION CRITERIA (MEDINA CODIFIED ORDINANCES SECTION 145.07(c))

(c) Demolition and Relocation. With respect to demolition and relocation of buildings and structures, it is the interest of the Board that Historic Landmark buildings and buildings and structures within Historic Districts be preserved and restored for economically productive uses. The Board encourages the saving and adaptive re-use of buildings and structures significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the overall impact the demolition will have on adjacent Historic Landmarks, the Historic District, and the community, as well as whether preservation is economically feasible and whether the denial would result in unnecessary financial hardship that would deprive the applicant of all reasonable use of the land or building involved.

For applications proposing the demolition or relocation of a building or structure in a Historic District or a Historic Landmark, other than for emergency demolition of a building or structure ordered by the

Planning Director or other authorized Medina City administrative officials that poses an immediate danger to human life or health, the following provisions

- (1) Factors to be Considered. In reviewing an application to demolish or relocate a building or other structure located within the Historic District or a Historic Landmark, the Historic Preservation Board shall consider the following factors in making its decision to approve or deny the request:
 - A. The architectural and historic significance of the subject building or structure;
 - B. The significance of the building or structure in contributing to the architectural or historic character of its environs;
 - C. In the case of a request to relocate a building or structure, the relationship between the current location of the subject building or structure and its overall significance to the Historic District;
 - D. The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
 - E. The degree to which the applicant proposes to salvage and facilitate reuse of buildings or structures proposed for demolition; and
 - F. The quality of design, significance and appropriateness of the proposed re-use of the property in the Historic District.
- (2) Standards for Demolition and Relocation. The Board may approve or approve with conditions an application for the demolition or relocation of a building or structure that is a Historic Landmark or in a Historic District when, based on the Board's consideration and analysis of the following standards, it finds that the applicant has demonstrated by credible evidence that the applicant will suffer an unnecessary financial hardship if the application is denied:
 - A. Whether all economically viable use of the property will be deprived without approval of the application or approval with conditions;
 - B. Whether the reasonable investment-backed expectations of the property owner will be maintained without approval of the application; and
 - C. Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the foregoing standards for unnecessary economic hardship, the Board may consider any or all of the following:

- A. The property owner's current level of economic return from the property;
- B. Any listing of the property for sale or rent, the price asked, and offers received, if any, within the two (2) previous years, including testimony thereof and any relevant documents;
- C. The feasibility of alternative uses for the property that could earn a reasonable return and whether it would be feasible to obtain authorization for an alternative use that may not comply with the current zoning regulations applicable to the property;
- D. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance and/or repair of the property;
- E. The property owner's knowledge of the building's or structure's landmark designation, or potential designation, or its inclusion within a Historic District at the time of the acquisition of the property: provided, however, that the property owner will be deemed to have had constructive knowledge of the property's inclusion in a Historic District if the property was located within a Historic District at the time of the owner's acquisition of the property: and/or



- F. The availability of economic incentives and/or funding available to the applicant through federal, state, city or private sources.
- (3) Timing and Nature of Action. The Board may delay action, for a period of not more than six (6) months for the demolition or relocation of a building or structure in order to allow any economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of the six (6) month period, the Board shall either approve, disapprove, or approve with conditions the request to demolish or relocate. Notwithstanding the foregoing, if the Board determines that an additional delay of up to six (6) months may be useful in securing an alternative to the proposed demolition or relocation, the Board may delay action for a second and final period of not more than six (6) months. At the end of such second and final period, the Board shall either approve, deny, or approve with conditions the application.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

Please consider Section 145.07(c) of the City of Medina Codified Ordinances when rendering a decision on application H22-04.

C.

Report by Dan Gladish,
City of Medina Chief Building Official



Dennis Hanwell, Mayor

132 North Elmwood Ave.
P.O. Box 703
Medina, Ohio 44258-0703
Phone: 330-725-8861
Fax: 330-722-9045
www.medinaoh.org

February 21, 2022

Property Address: 277 South Court Street

Purpose of this of this report:

To provide for the health, safety and welfare of the community, by evaluating the structural integrity of a building located in the Downtown Historic District.

1. I was asked by the property owner Craig Sturgill to make a site visit to the house to view his concerns with the overall structural conditions of the house. Craig mentioned that he had vacated the two tenants that rented the house almost a year earlier because of his concerns.
2. Craig provide a copy of a structural report from Weliert Corporation Engineers regarding the overall structural issues with the house. Report listed multiple safety and structural concerns with the house.
3. After several site visits to view, measure and photograph the structural conditions of both the interior and exterior of the house, I explained to Craig my overall safety concerns with the structural conditions of the house and recommended that he reach back out to his engineer.
4. Craig had a second engineering firm, Cramer Engineering, LLC also perform a structural evaluation of the house. The reported contained most of the same information as the first engineers report with a more concerning conclusion.
5. There is a twenty-month time frame between the two engineers reports.
6. Cramer Engineering, LLC conclusion states that: Due to the existing state of the building, there is an imminent life safety hazard of severe structural issues or collapse, and it is recommended that the building is demolished for safety reasons.

City of Medina's - Building Department findings of the structure:

Exterior:

- House is out of plumb 5-1/2" in 17' to the North. A structural collapse could jeopardize the public's safety and cause property damages to any vehicles that may be parked in the city owned public parking lot.
- House is out of plumb 6-1/2" in 17" to the West. A structural collapse could jeopardize the public's safety, and/or property damages to the public sidewalks, the public walkway in the rear of this property and to the adjacent Thyme Restaurant and the adjacent apartment building
- The lower roof sags 3' to the center.
- Sides of the house are out of alignment, wavy and out of plumb. This exterior walls are balloon framed.
- Second floor of front porch is out of level 1/2 per foot to the North and East.
- Rear exit porch and stairs have been removed.

Interior Basement:

- Main structural framing consists of rough timbers and ½ sawn trees connected together with butt cog joints.
- There are four main rough timber beams which supports the structure. All four main beams on the North side that were connected to the rough timber sill plates by butt clog joints have failed. This due to wood rot, splitting and shifting of the rough timber sill plates.
- Several of the main flooring ½ sawn tree joists have pulled loose from the main beams due to the failure of the main beams.
- One entire section of the ½ sawn tree joists are out of level ½" per foot. This is midway between the front and rear foundation walls.
- Three repair beams have been added to the basement, none of which extend to the foundation walls. These beams rest on either 4" to 6" round trees, steel post or wood 2X4, 4/4 pieces of wood.
- Flooring system is failing and settling towards the center of the basement.
- Foundation walls consist of concrete, stones and brick.
- Rain water is leaking through all four foundation walls.
- Second floor is severely out of level and settling toward the center of the house. This vary obvious in the living room and kitchen floors.

There are several photos attached to this letter.

There are several other separate attachments that includes – Basement – First floor – Second Floor – Attic – Exterior and Exterior Elevations.

My Conclusion:

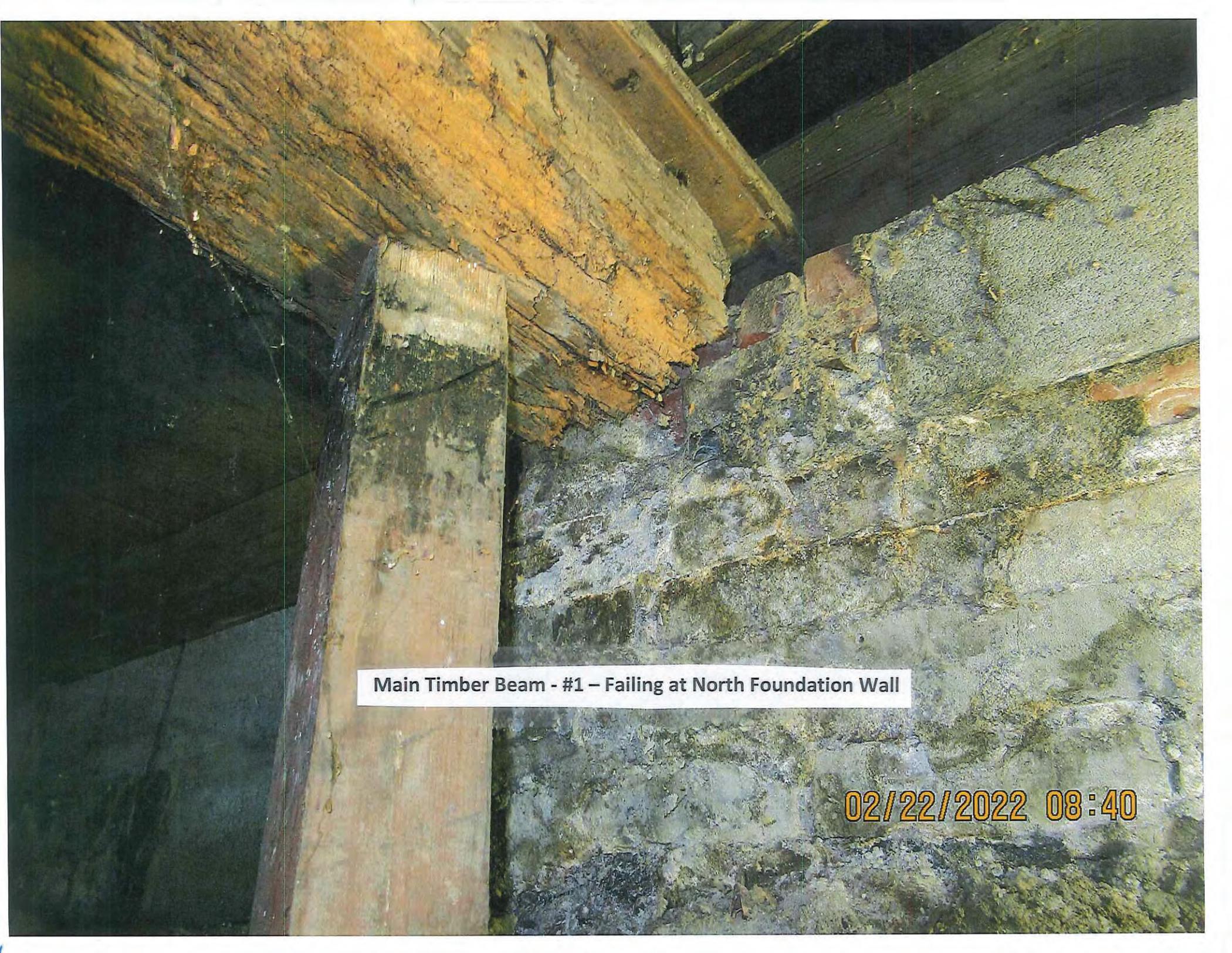
Immediate action is needs to eliminate this hazard before there are any injuries to the public or any property damages to the public walkways, parking lot, vehicles, surrounding buildings and businesses.

This is especially true due to the property's location only a few feet off of South Court Streets public sidewalk, the close proximity to the city owned public parking lot, the surrounding public ways, adjacent buildings and businesses.

Thank you,

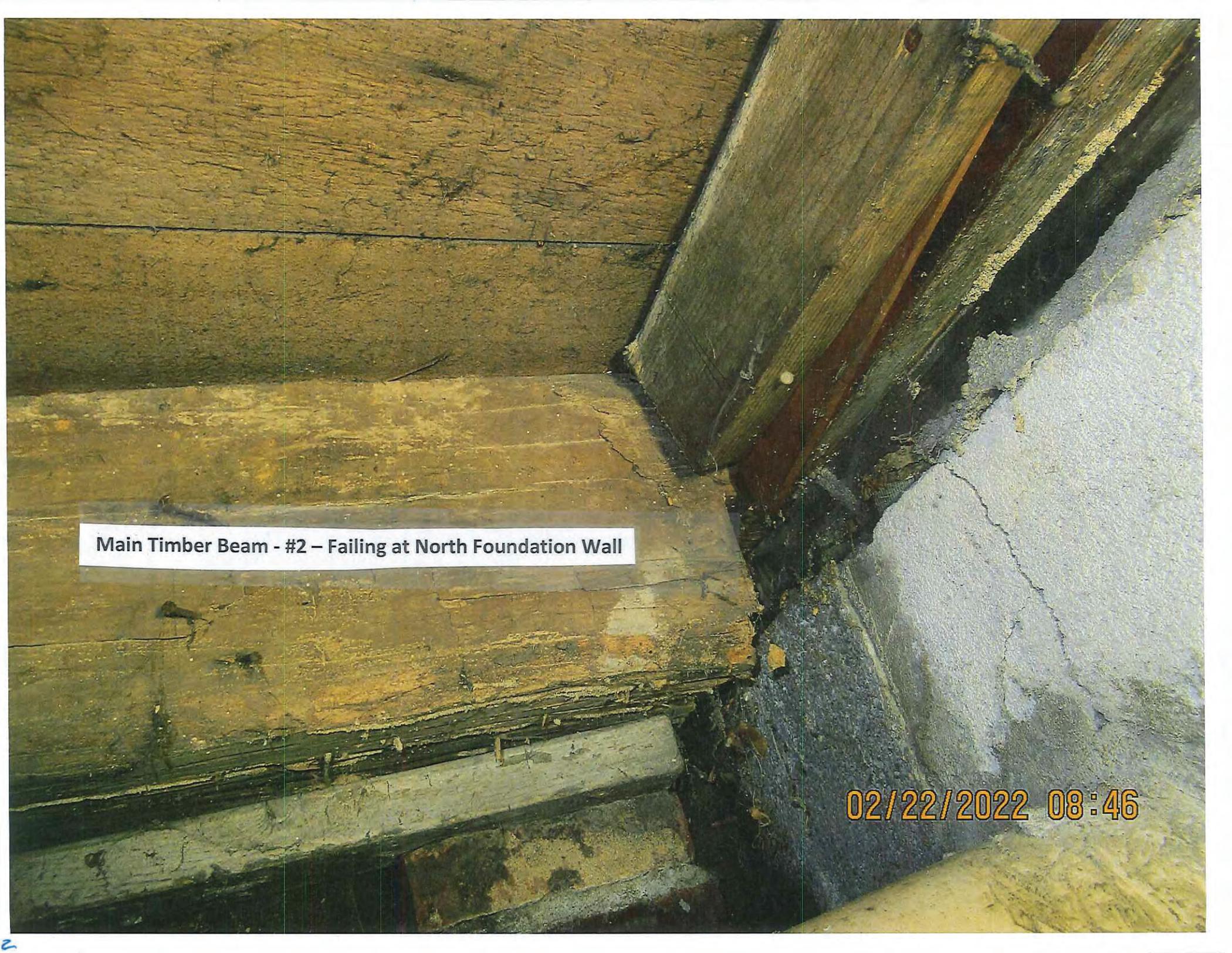
Dan Gladish
Chief Building Official
P: (330) 725-0521
dgladish@medinaoh.org



A photograph showing a large, weathered timber beam (Main Timber Beam - #1) that is failing at its connection to a concrete foundation wall. The beam is positioned vertically on the left side of the frame. The foundation wall is made of rough, grey concrete blocks. The timber beam shows significant signs of decay, with a large portion of its top surface missing, exposing the internal structure. The background is dark, suggesting an interior or underground setting.

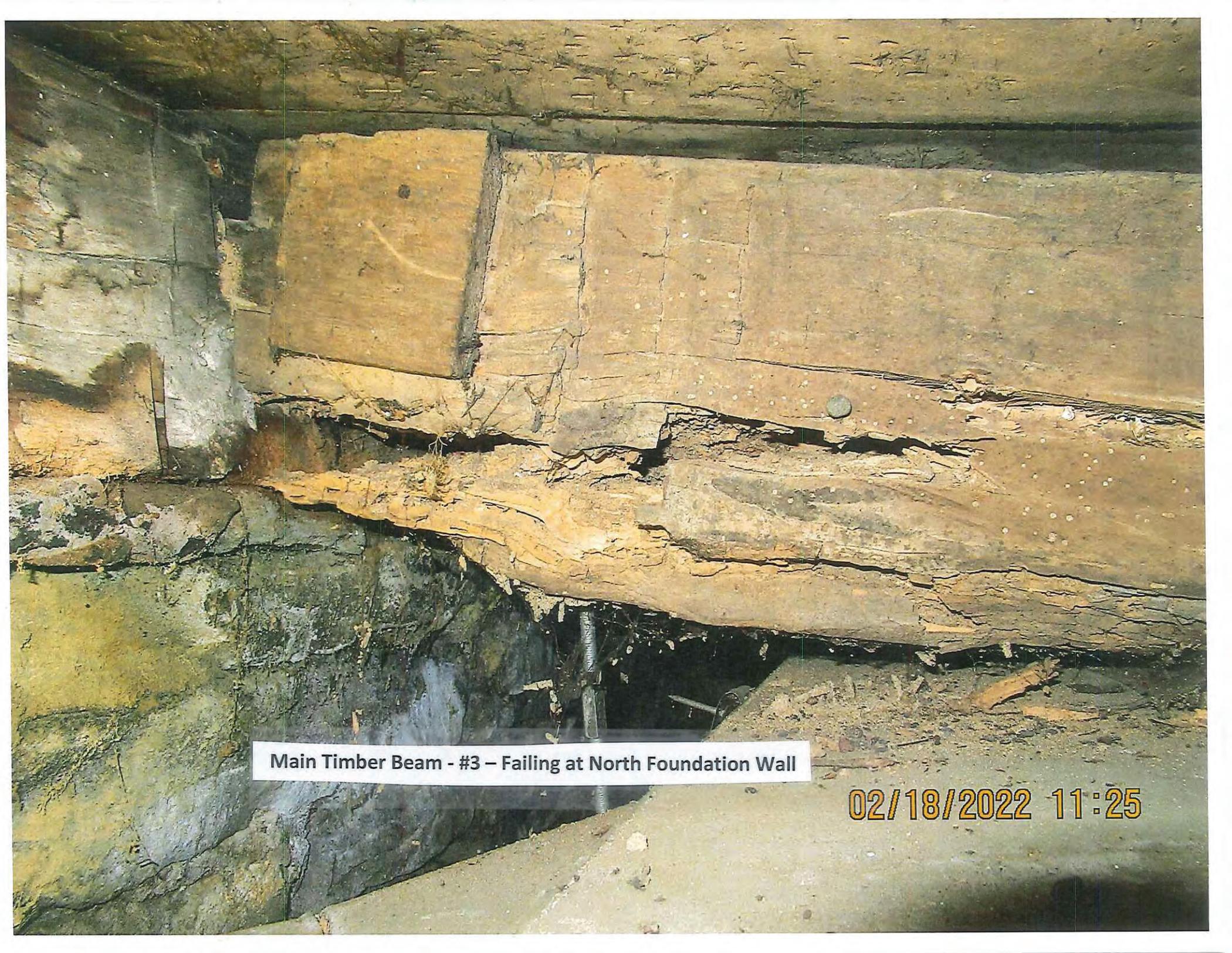
Main Timber Beam - #1 – Failing at North Foundation Wall

02/22/2022 08:40



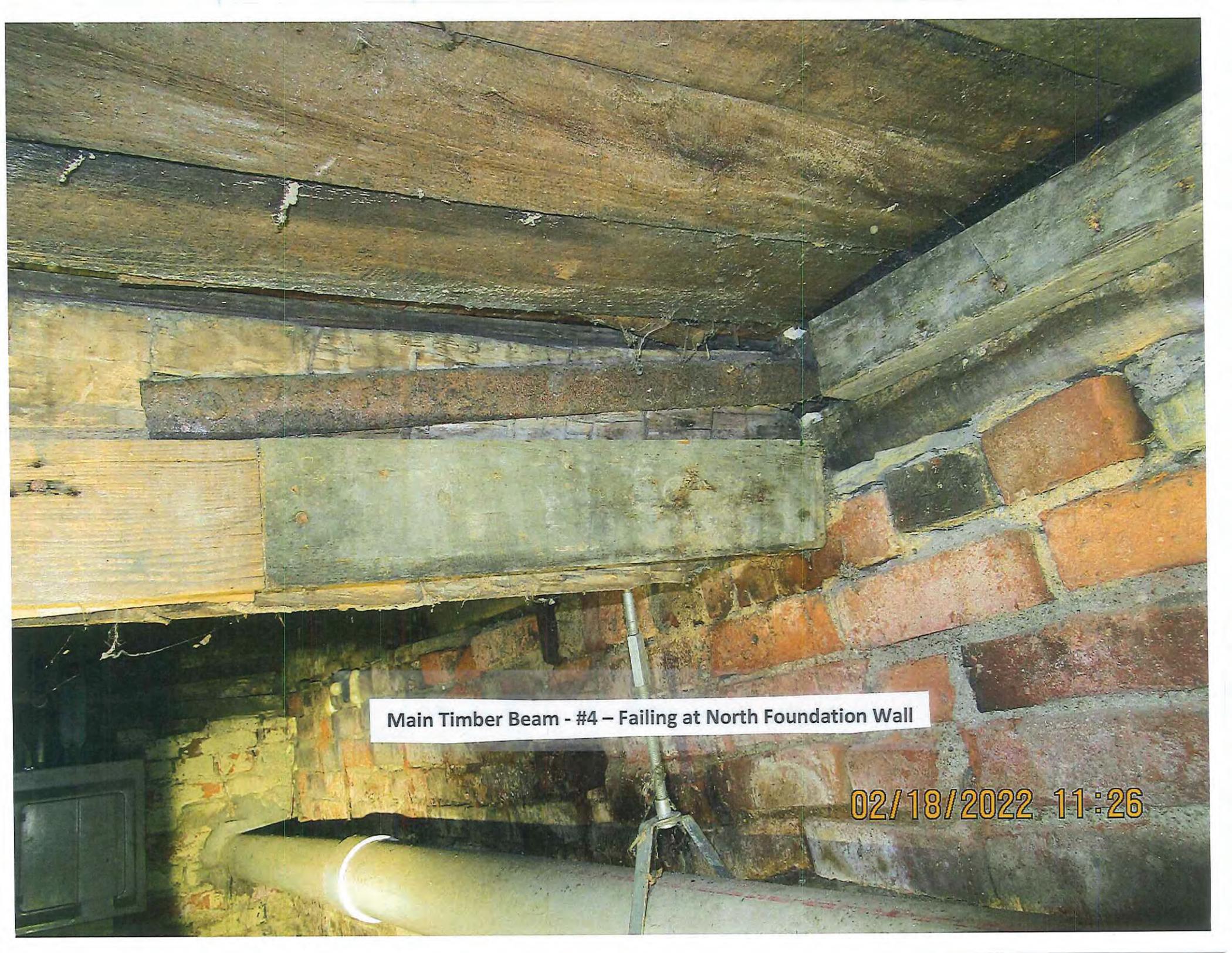
Main Timber Beam - #2 – Failing at North Foundation Wall

02/22/2022 08:46



Main Timber Beam - #3 – Failing at North Foundation Wall

02/18/2022 11:25



Main Timber Beam - #4 – Failing at North Foundation Wall

02/18/2022 11:26



02/22/2022 08:56



02/22/2022 08:56

Miscellaneous ½ Sawn Tree Joists – Throughout Basement
These joists are pulling loose and not bearing on beams



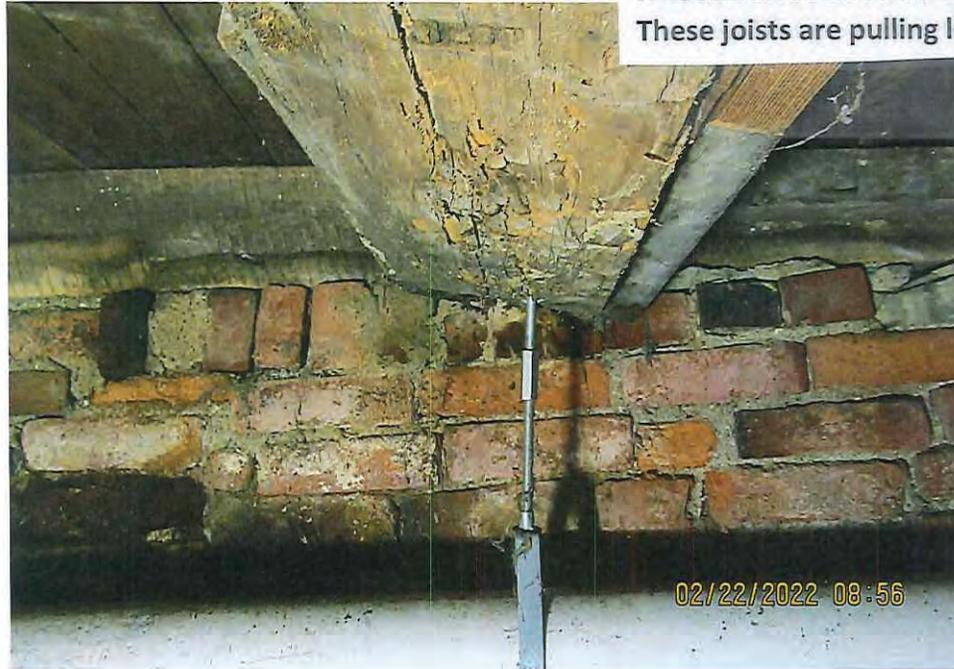
02/22/2022 08:56



02/22/2022 08:56



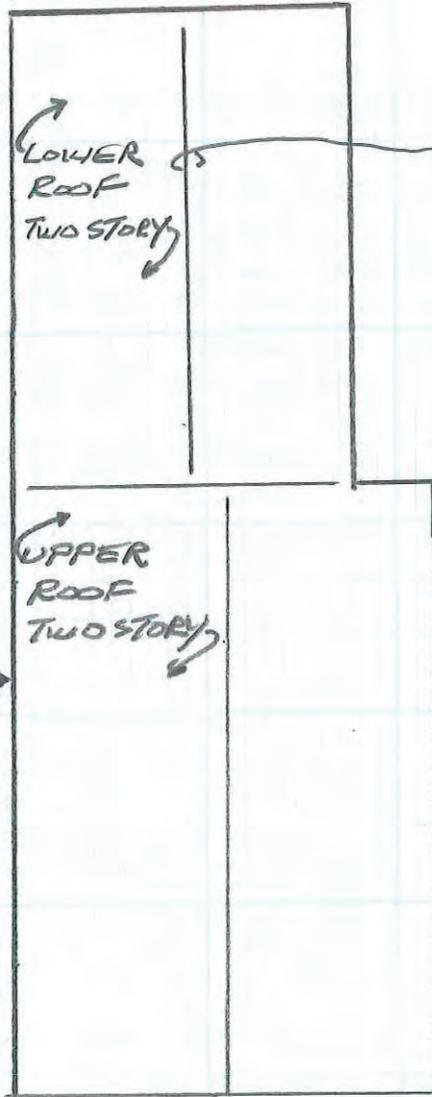
Miscellaneous ½ Sawn Tree Joists – Throughout Basement
These joists are pulling loose and not bearing on beams



277 SOUTH COURT ST. - EXTERIOR



SEE PHOTO - #4



THIS ROOF SAGS
3" TO THE CENTER
SEE PHOTO - #3

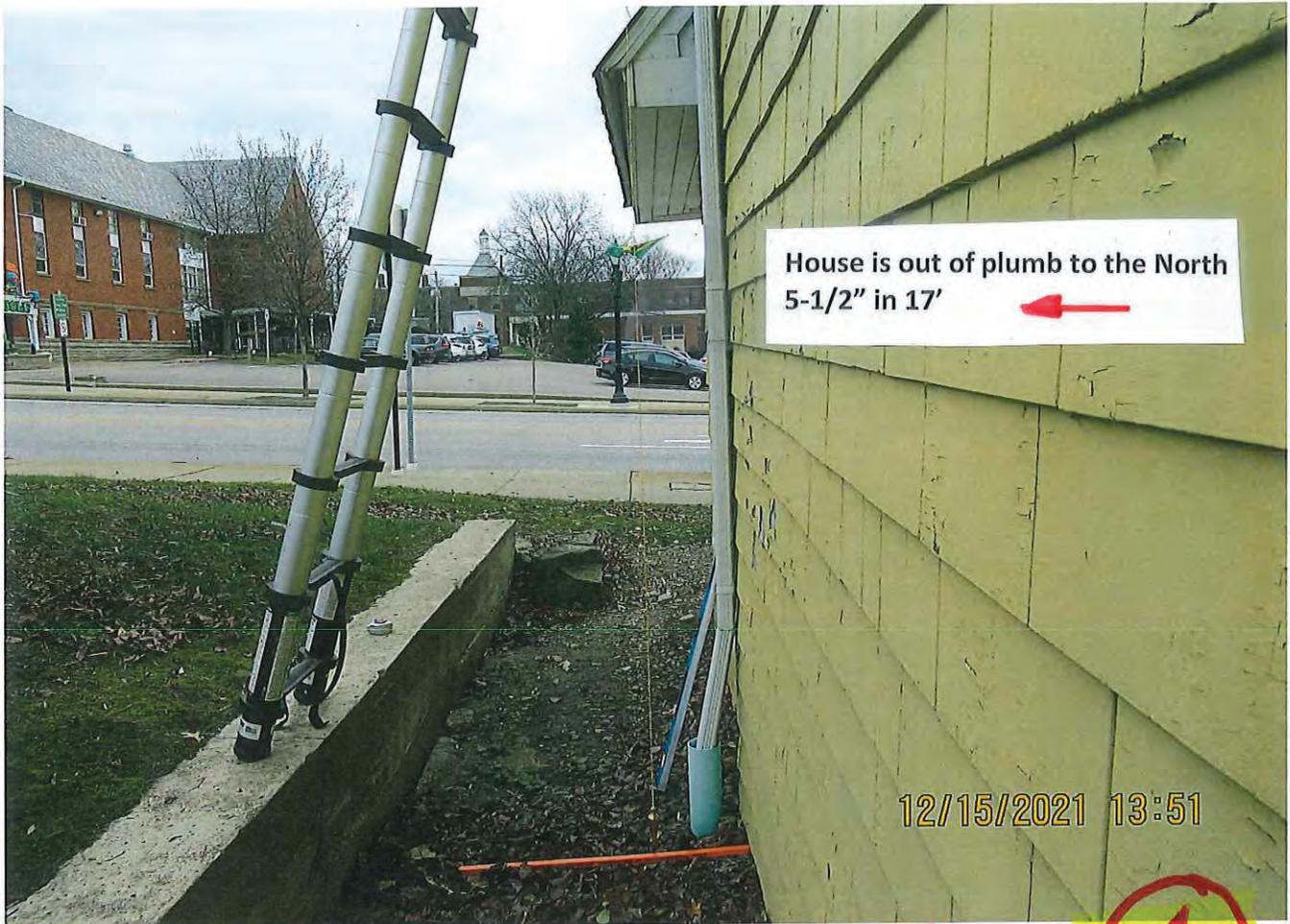
EXTERIOR WALLS
ARE BALLOON
CONSTRUCTION

HOUSE IS OUT OF
PLUMB TO THE WEST
6 1/2" IN 17'
SEE PHOTO - #2

HOUSE IS OUT OF
PLUMB TO THE NORTH
5 1/2" IN 17'

SEE PHOTO - #1

COURT ST.



House is out of plumb to the North
5-1/2" in 17' ←

12/15/2021 13:51

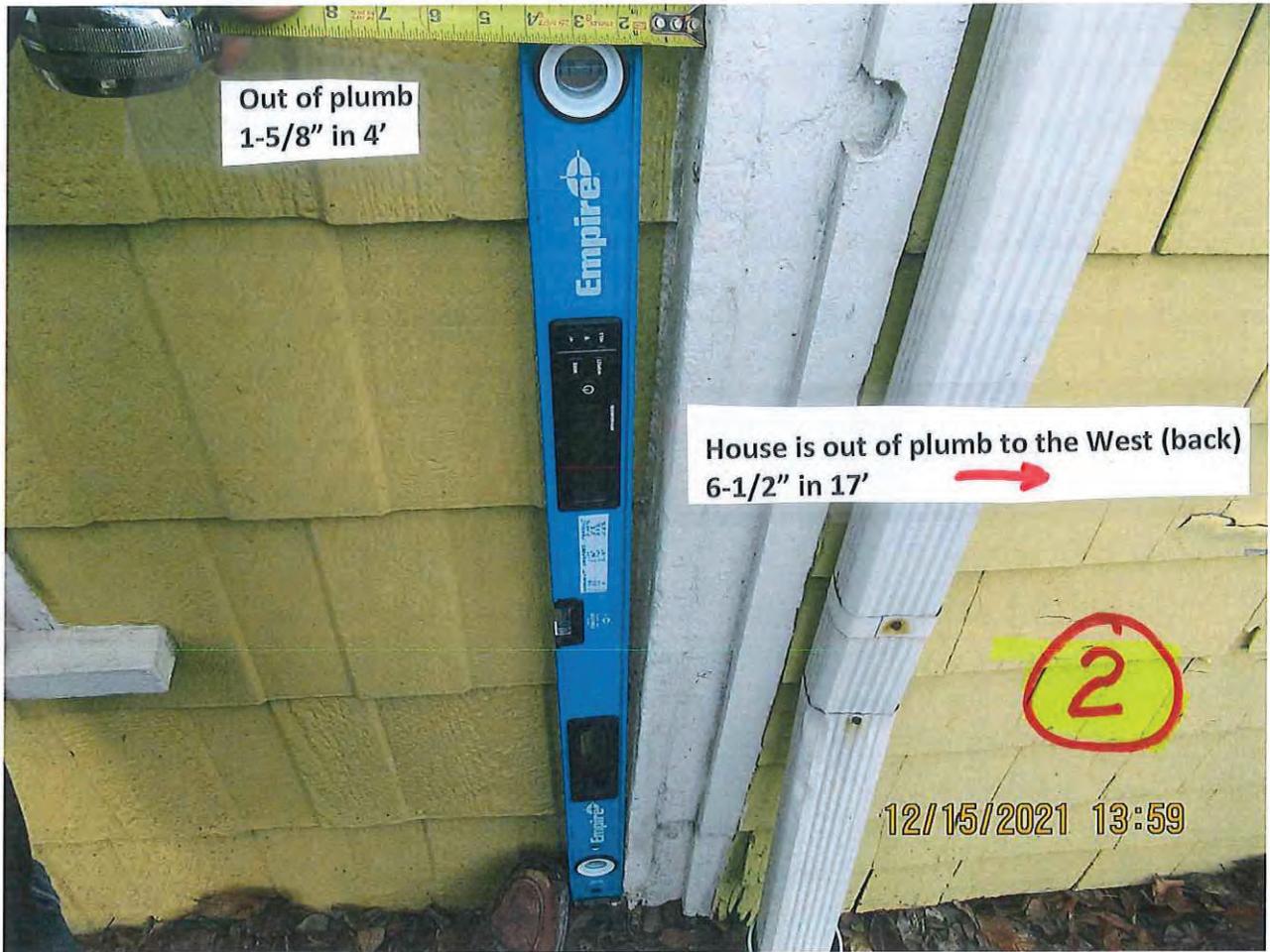
277 South Court St.

①



Minus 7" from the 12-1/2"
for overhang = the 5-1/2"

12/15/2021 13:50



Out of plumb
1-5/8" in 4'

House is out of plumb to the West (back)
6-1/2" in 17' →

2

12/15/2021 13:59

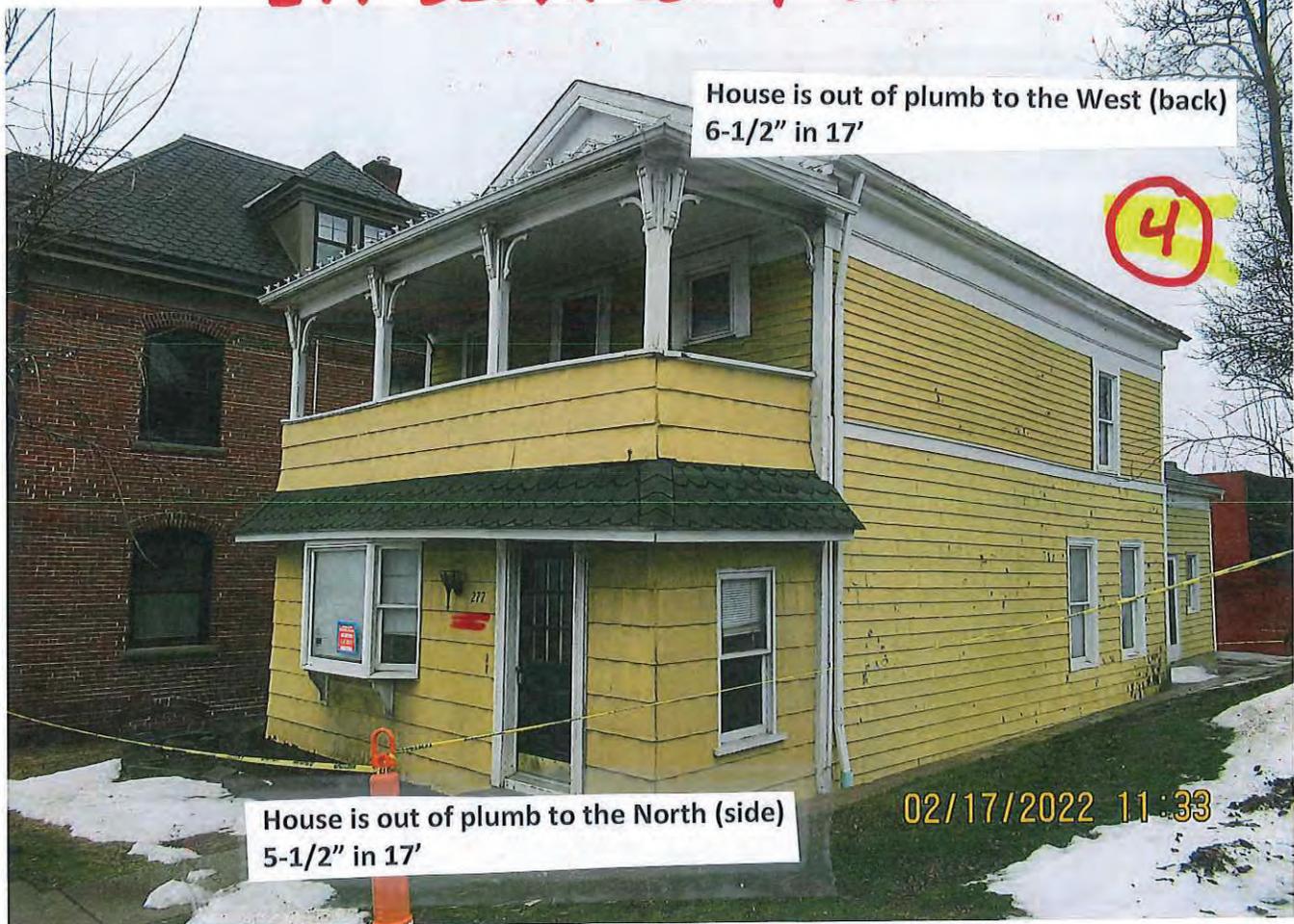


Roof sags 3" towards the center

3

02/17/2022 11:34

277 SOUTH COURT ST.



House is out of plumb to the West (back)
6-1/2" in 17'

4

02/17/2022 11:33

House is out of plumb to the North (side)
5-1/2" in 17'

277 SOUTH COURT ST. ·
EXTERIOR ELEVATIONS

N →

SEE PHOTO-#3
REAR

EXTERIOR WALLS
ARE BALDOON
CONSTRUCTION

↑ HOUSE IS OUT OF
PLUMB TO THE
WEST 6 1/2" IN 17'

SEE PHOTO-#4 →
SOUTH SIDE

WALLS ARE - OUT
OF LINE - WAVY -
OUT OF PLUMB
BOTH SIDES

← SEE PHOTO-#2
NORTH SIDE

HOUSE IS OUT OF
PLUMB TO THE NORTH
5 1/2" IN 17'

SEE PHOTO-#1 & #5
FRONT

FRONT PORCH
IS OUT OF LEVEL
1/2 PER FOOT
TO NORTH & EAST

SOUTH COURT ST.



Photo - #1 Front of House - East





Photo - #2 North Side of House





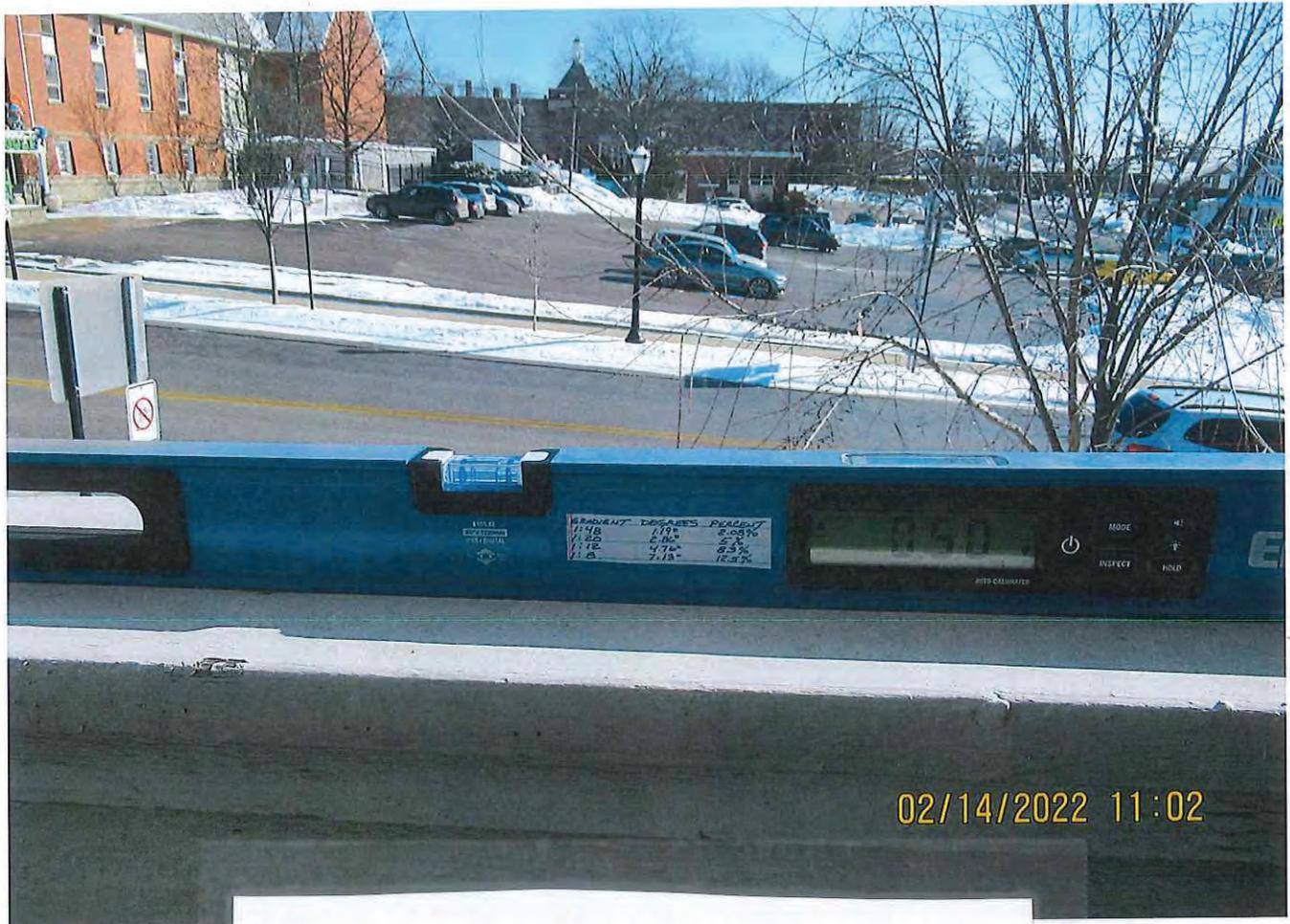
Photo - #3 Rear of House – West





Photo - #4 South Side of House





02/14/2022 11:02

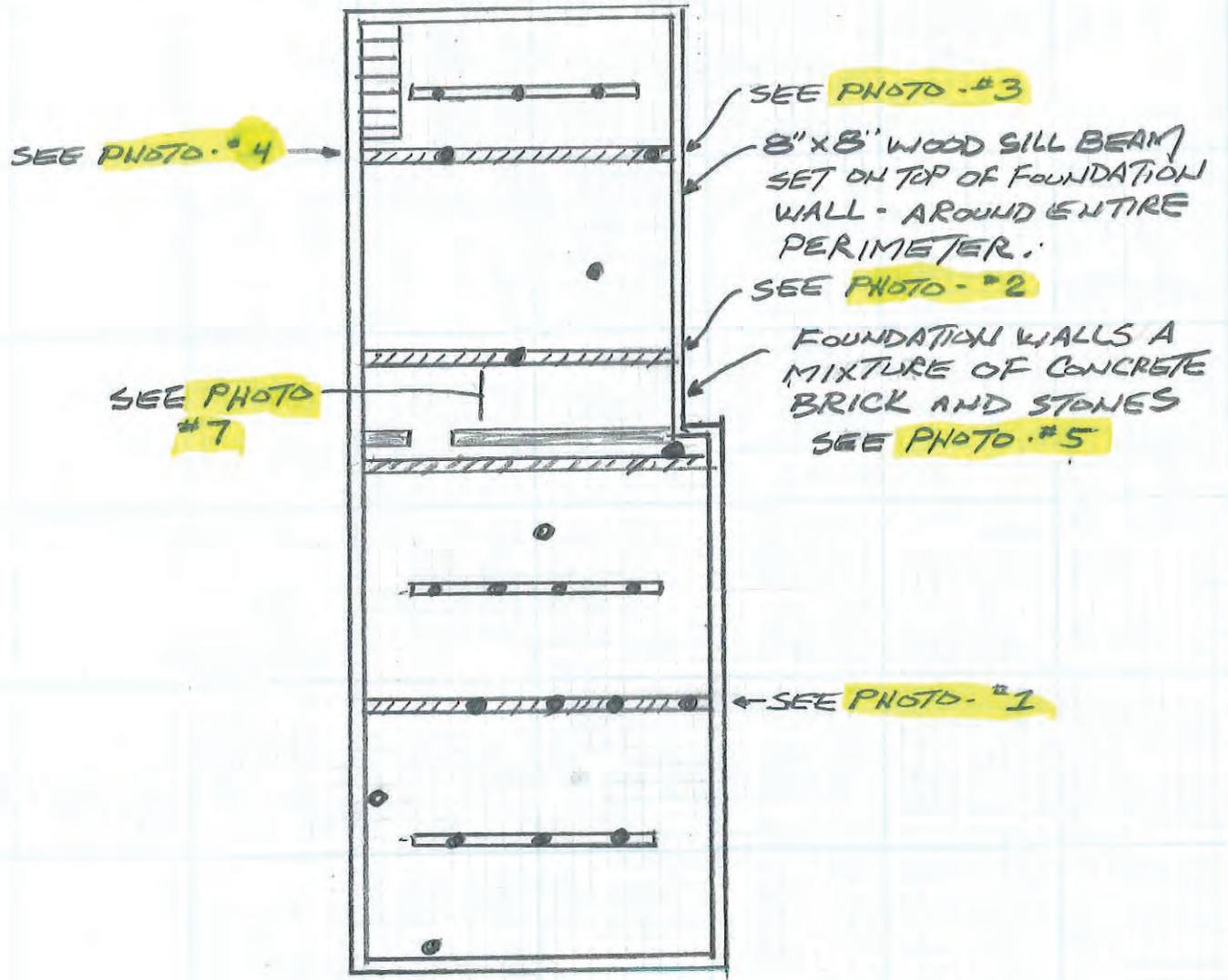
**Photo - #5 Front Porch – Out of level ½” per foot
Both to the North and East**



02/14/2022 11:03

277 SOUTH COURT ST. - BASEMENT

N →



COURT ST.

- 8" x 8" ORIGINAL BEAM 8 x 8" 14'
- 4" x 4" REPAIR BEAM 4 x 4" 24'
- 8" ORIGINAL BRICK WALL
- REPAIR POSTS ● SEE PHOTO #6
22 TOTAL



Photo - #1 main beam rotted at foundation wall- North side of basement

02/17/2022 11:39

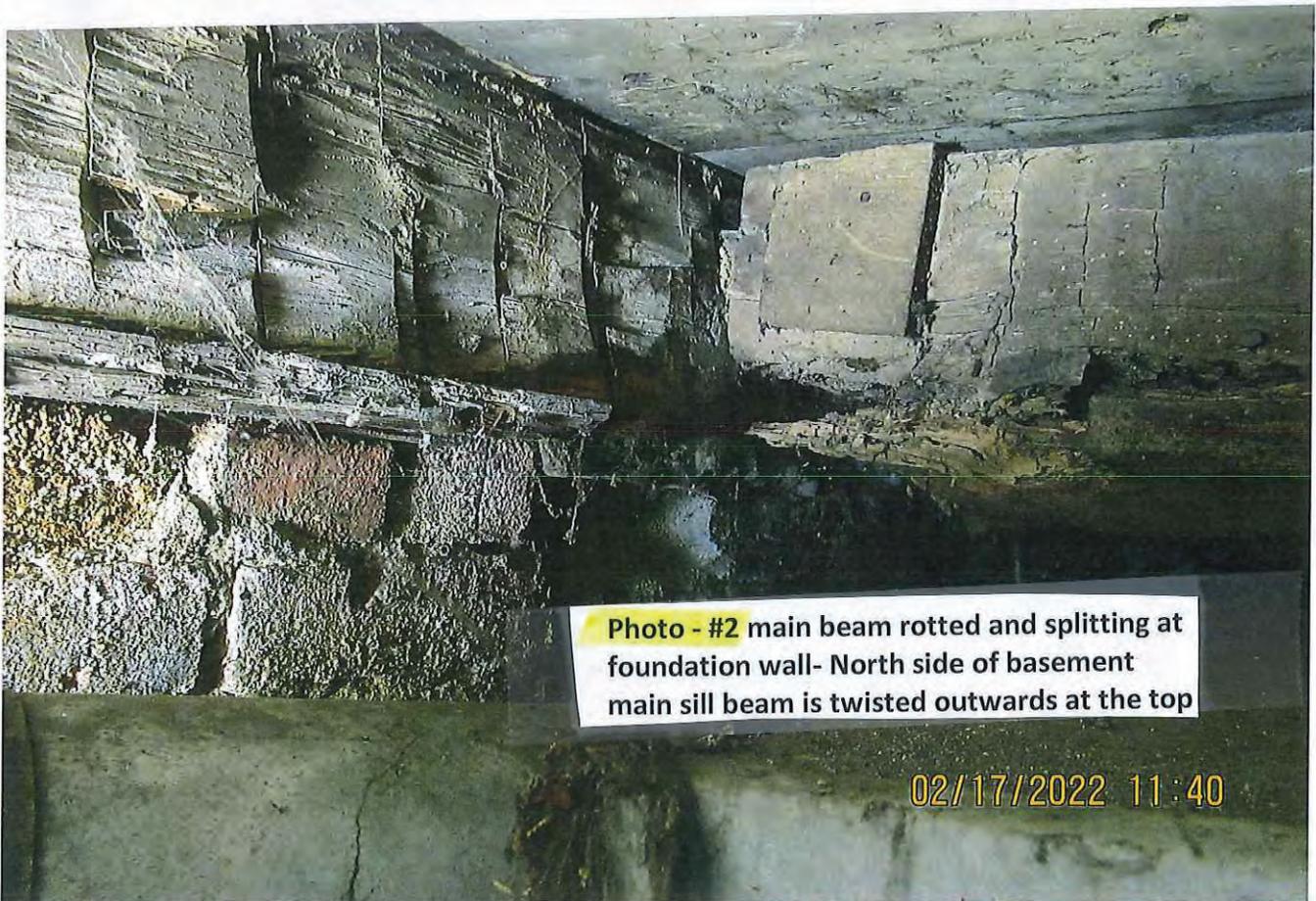


Photo - #2 main beam rotted and splitting at foundation wall- North side of basement
main sill beam is twisted outwards at the top

02/17/2022 11:40

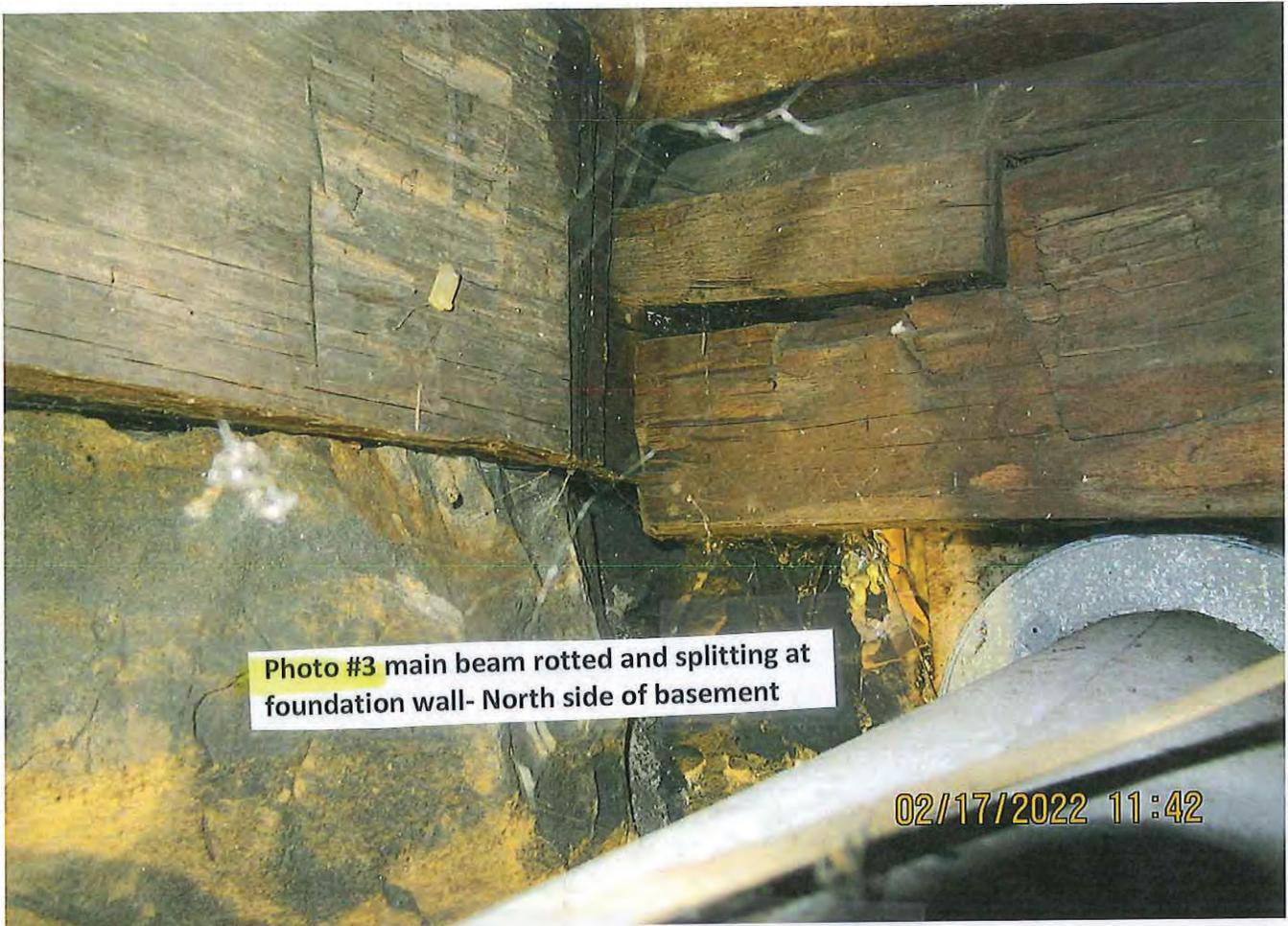


Photo #3 main beam rotted and splitting at foundation wall- North side of basement

02/17/2022 11:42

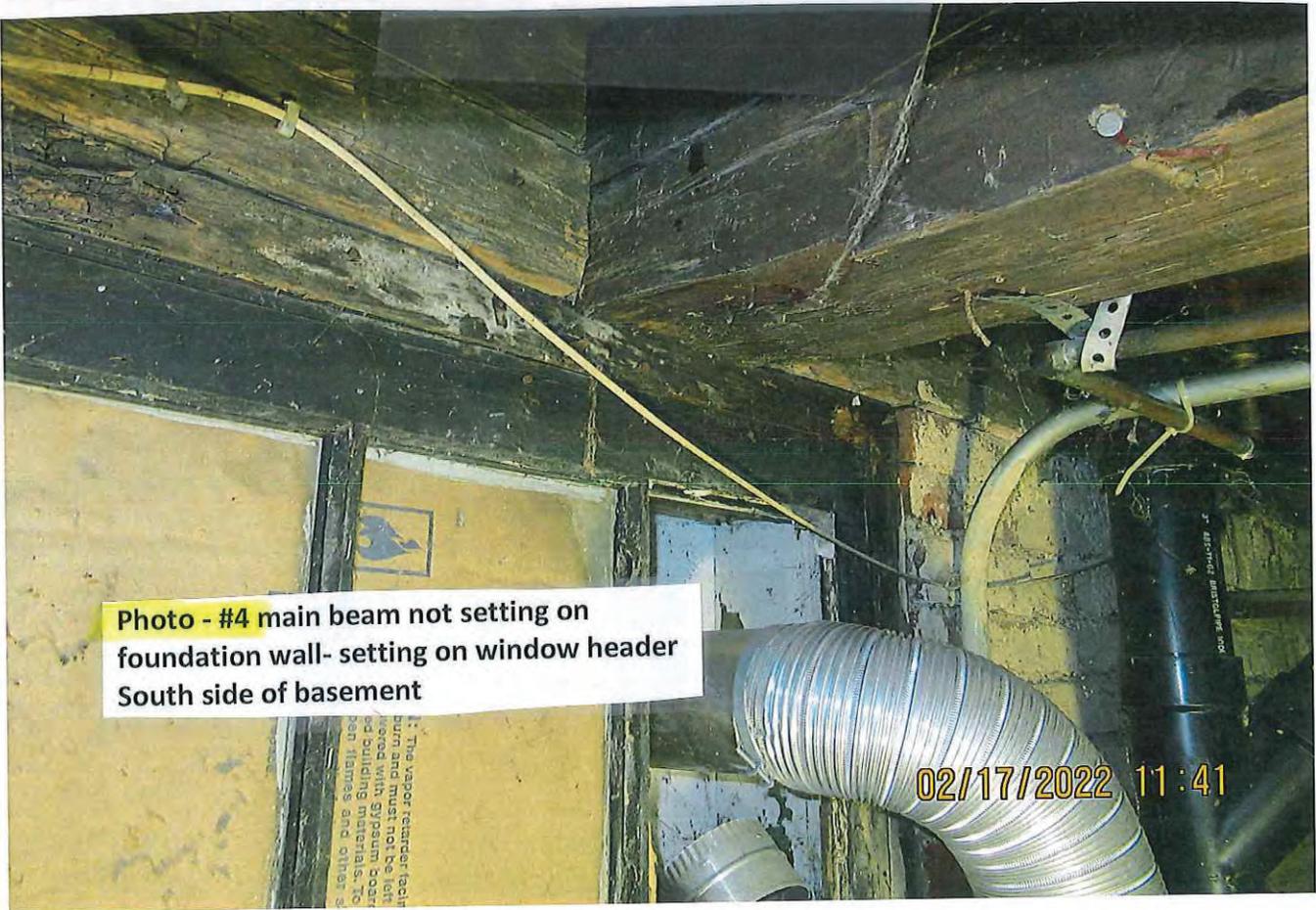


Photo - #4 main beam not setting on foundation wall- setting on window header South side of basement

02/17/2022 11:41



**Photo - #5 Foundation walls
Constructed of concrete, stone and bricks**





**Photo - #6 – 22 repair columns
Installed throughout the basement**





02/14/2022 10:51

Photo - #7 Section of floor framing out of level $\frac{1}{2}$ " per Foot (ductwork is level)
This is a section between the brick wall and one of the main beams.
Located midway between the front and rear walls



02/16/2022 09:59

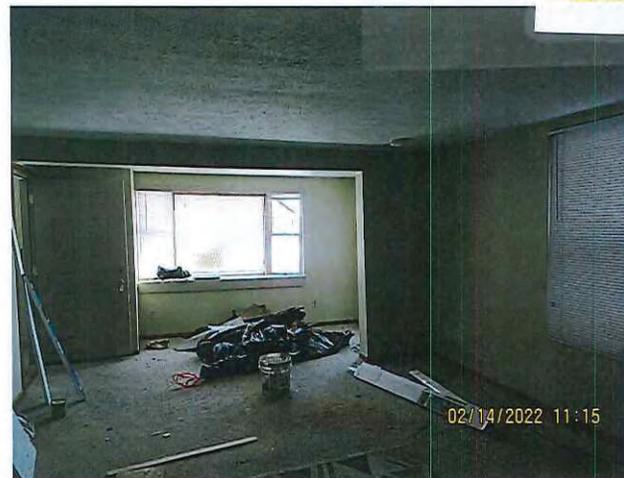
277 SOUTH COURT ST. - 1ST. FLOOR



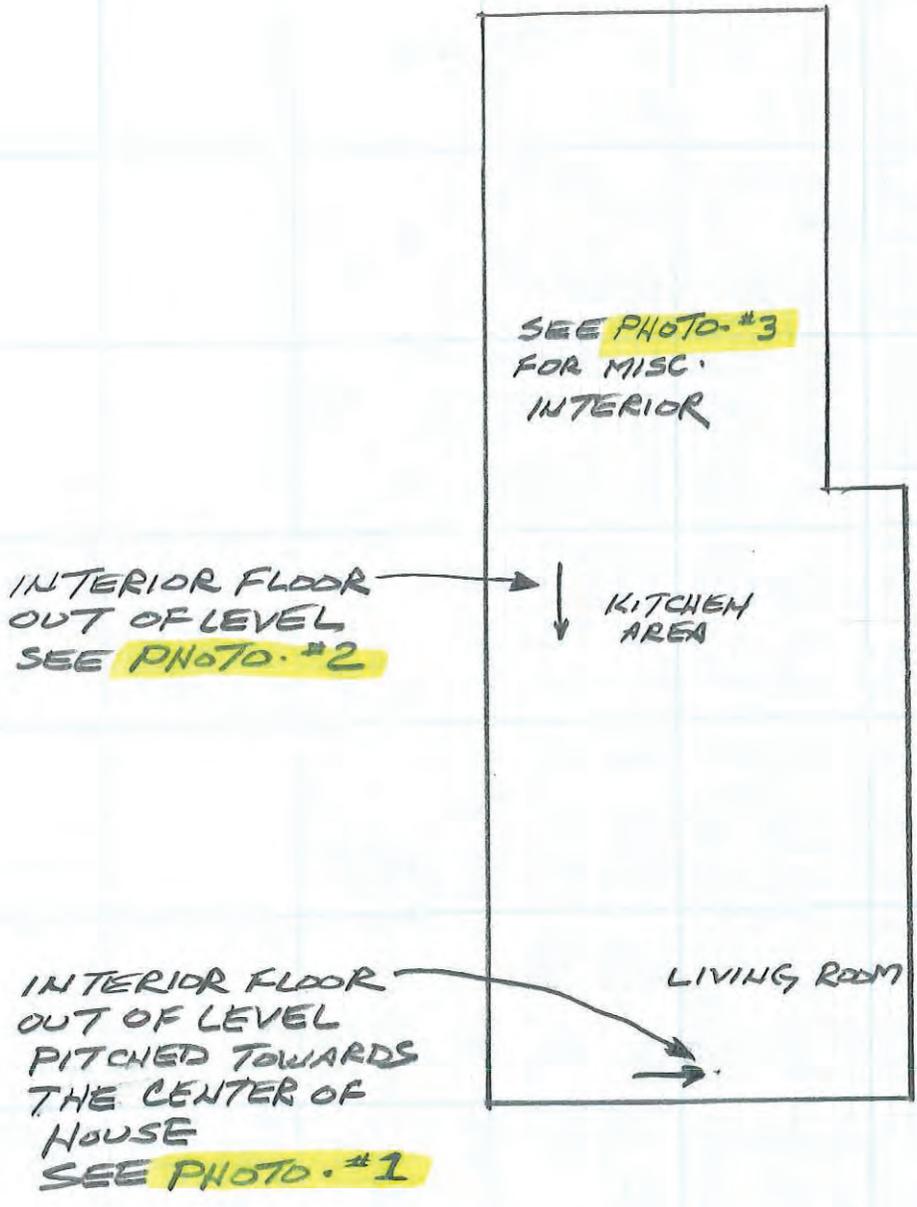
SOUTH COURT ST.



Photo - #1 First Floor – Miscellaneous Interior photos



277 SOUTH COURT ST. - 2ND FLOOR



SOUTH COURT ST.



Photo - #1 Second Floor - front of house (Living Room)





Photo - #2 Second Floor - middle of house (Kitchen)

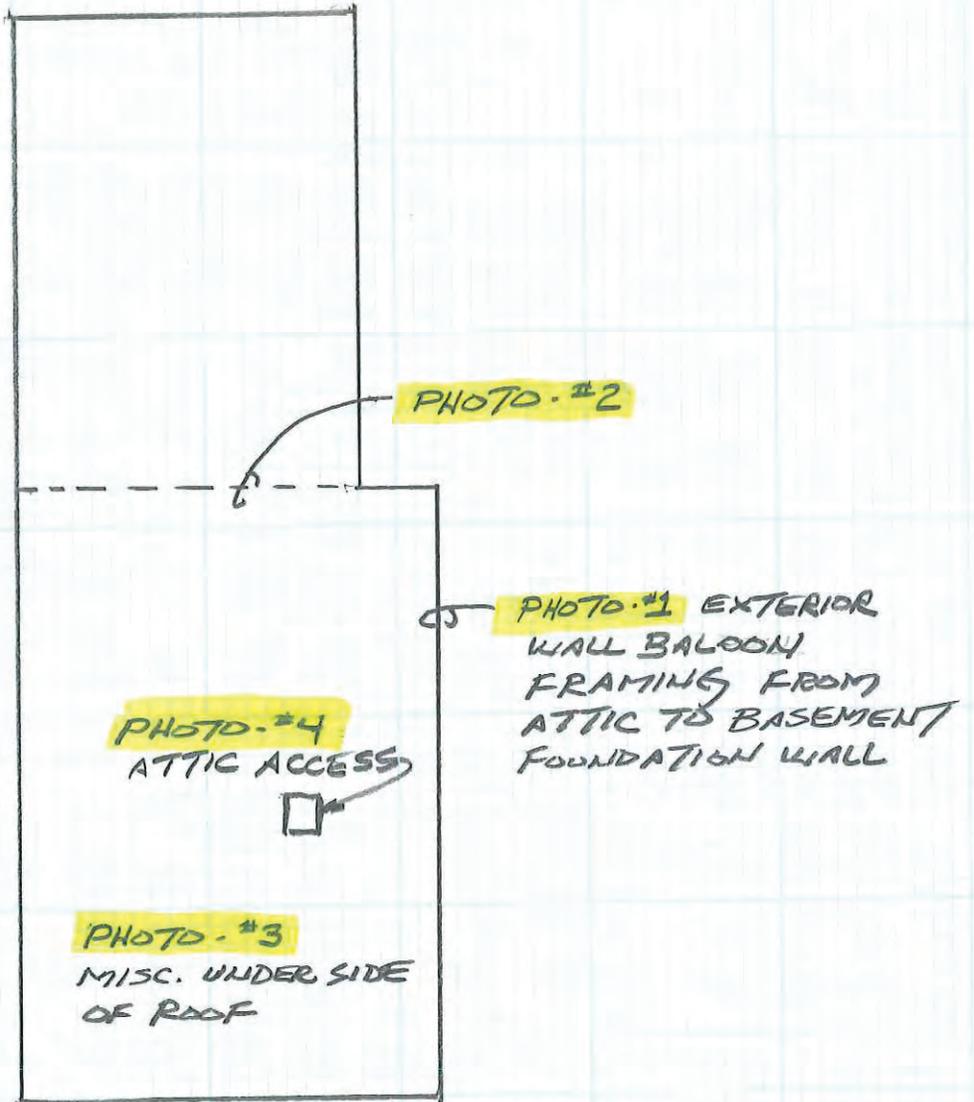




Photo - #3 Second Floor - Miscellaneous Photos



277 SOUTH COURT ST. - ATTIC



SOUTH COURT ST.

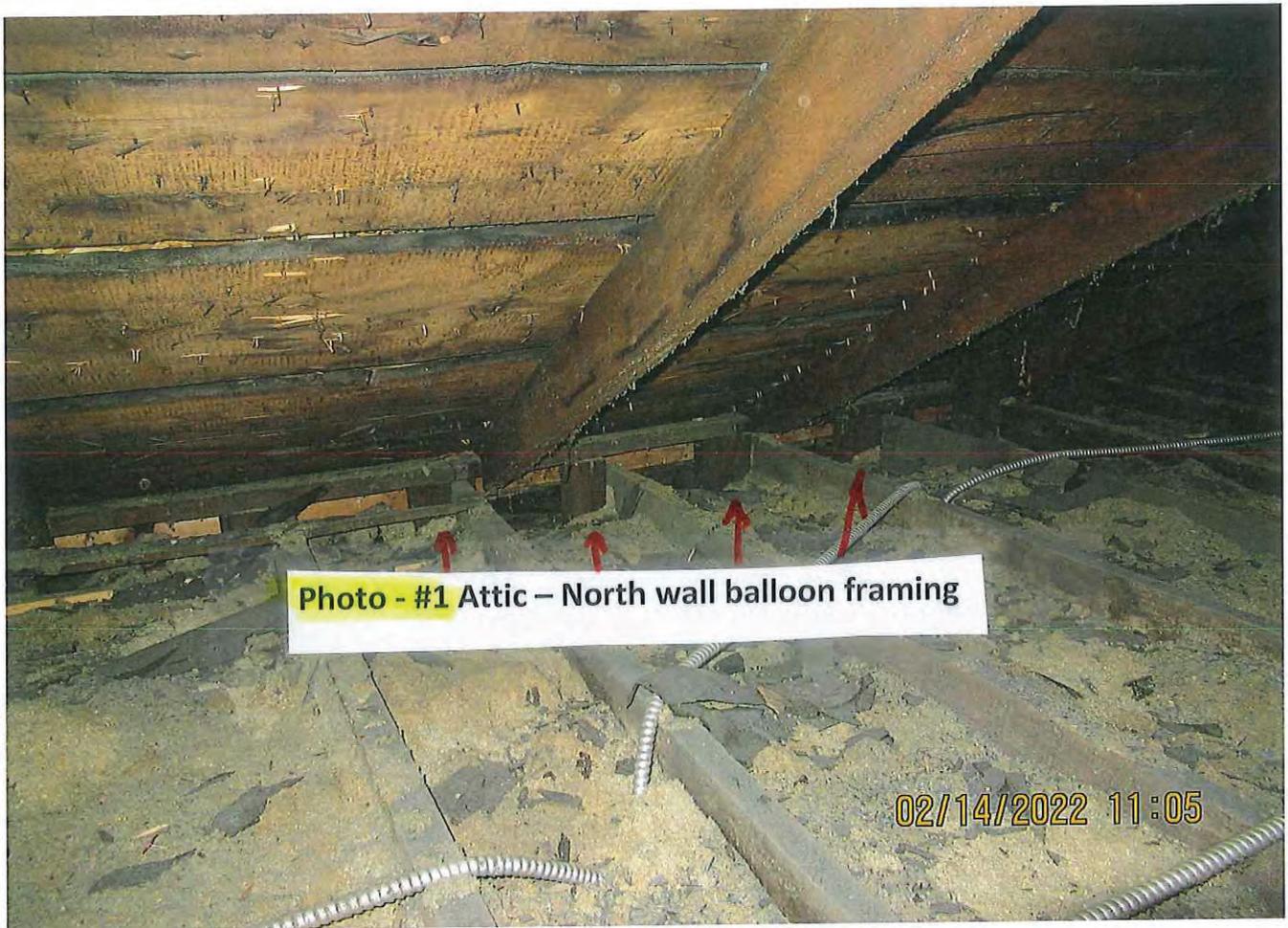


Photo - #1 Attic – North wall balloon framing

02/14/2022 11:05

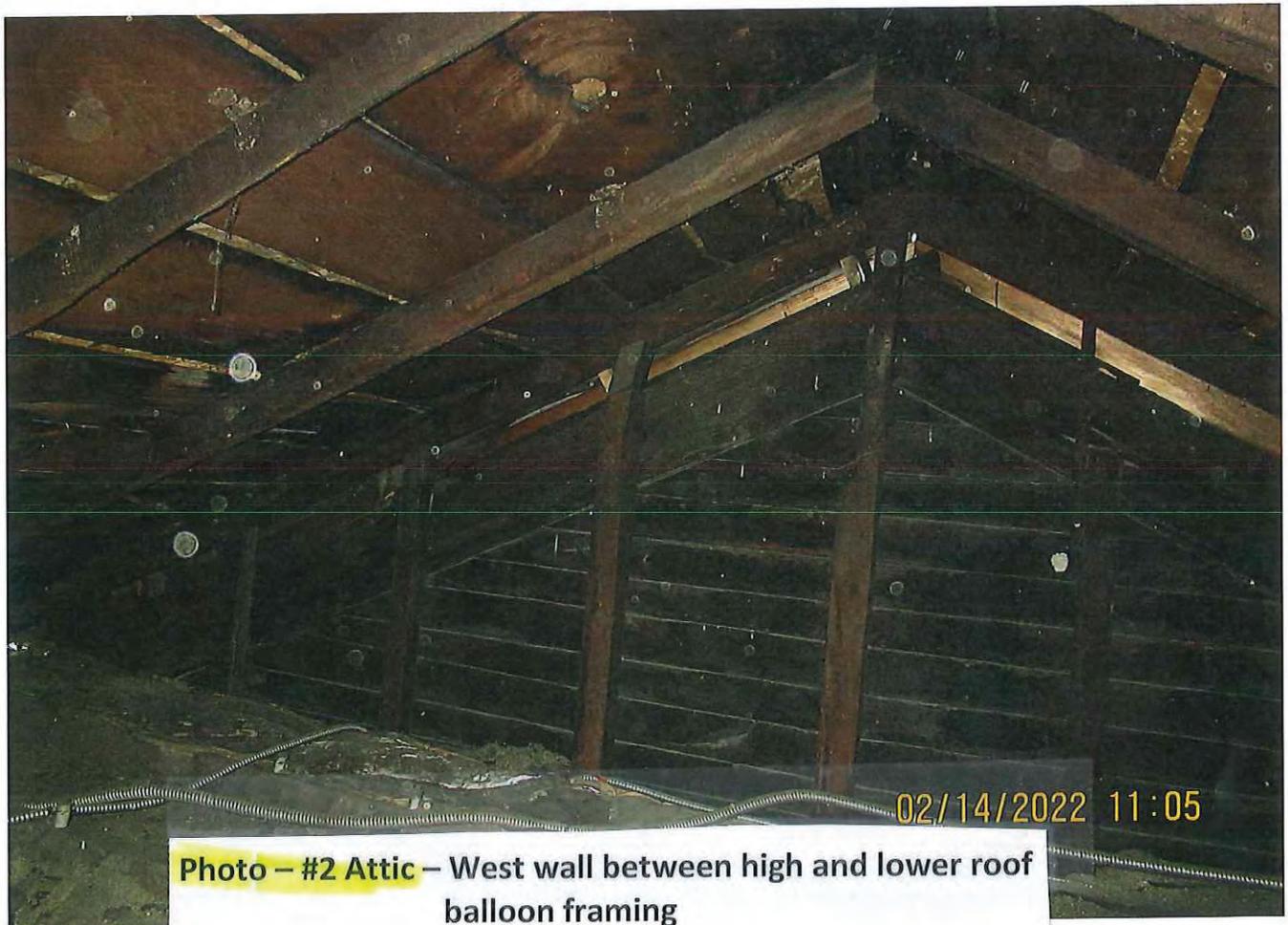


Photo – #2 Attic – West wall between high and lower roof balloon framing

02/14/2022 11:05



D.

Appraisal of the property by
Spalding/Emig Company

Spalding/Emig Company

real estate appraising and consultation

Aaron J. Emig, MAI
John W. Emig, MAI
Ann M. Rutledge, MAI, SRA
Jeffery L. Wissler
Kathleen Thrush, MAI
Catherine Martin

February 25, 2022

Ms. Andrew Dutton
Community Development Director
City of Medina
132 North Elmwood Avenue
Medina, Ohio 44256

VIA EMAIL: adutton@medinaoh.org

RE: Addendum to Appraisal Report for the two-unit residence located at 277 South Court Street, Medina, Medina County, Ohio 44256 (Purchase Order #2022000783)

Dear Mr. Dutton:

As you are aware, I prepared a narrative appraisal report for the above-referenced property addressed to your attention with an effective valuation date of February 10, 2022 and a report issuance date of February 18, 2022. On February 22, 2022, you provided me with a copy of a facility/code evaluation for the property prepared by Kevin C. Robinette, AIA. This report concludes that the cost to make the property “safe and habitable” is \$146,500. This estimated does not include any allowance for contingencies, fees/permits, architectural/engineering fees, soft costs/financing costs for lost rent while repairs are made. Six months of lost rent would equate to an additional applicable expense of approximately \$9,000. Based on the conclusions developed within the architect’s report, I can confirm that it is not economically feasible to complete repairs to make the property “safe and habitable” and that the highest and best use and only profitable use of the property would be to demolish the existing structure and utilize the underlying land which would result in a small but profitable value for the property.

Ms. Andrew Dutton
City of Medina
February 25, 2022
Page 2

This addendum letter is only intended to be utilized in direct relationship with my previously issued appraisal report and should not be considered independently. Once again, please do not hesitate to contact me with any additional questions you may have regarding this property or my conclusions.

Sincerely,

SPALDING/EMIG COMPANY



John W. Emig, MAI
President

JWE/mcl

**APPRAISAL REPORT OF THE
TWO-UNIT RESIDENCE
LOCATED AT
277 SOUTH COURT STREET,
MEDINA, MEDINA COUNTY, OHIO 44256**



**PREPARED FOR:
MR. ANDREW DUTTON, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MEDINA
(PURCHASE ORDER #2022000783)**

**PREPARED BY:
JOHN W. EMIG, MAI
PRESIDENT
SPALDING/EMIG COMPANY
164 E. MAIN STREET, SUITE 201
KENT, OH 44240**

**EFFECTIVE DATE OF APPRAISAL:
FEBRUARY 10, 2022**

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Assumptions & Limiting Conditions
Appraiser's Qualifications

ADDENDUM A – Deed/Legal Description (Subject Property is Parcel #1)
ADDENDUM B – Real Estate Tax Information for Subject

Spalding/Emig Company

real estate appraising and consultation

Aaron J. Emig, MAI
John W. Emig, MAI
Ann M. Rutledge, MAI, SRA
Jeffery L. Wissler
Kathleen Thrush, MAI
Catherine Martin

February 18, 2022

Ms. Andrew Dutton
Community Development Director
City of Medina
132 North Elmwood Avenue
Medina, Ohio 44256

VIA EMAIL: adutton@medinaoh.org

RE: The two-unit residence located at 277 South Court Street, Medina, Medina County, Ohio 44256 (*Purchase Order #2022000783*)

Dear Mr. Dutton:

At your request, I have personally visited and toured the above-referenced property on February 10, 2022 (the effective date of this valuation) for purposes of rendering opinions of its market value both “as is” and assuming that the property was made safe and suitable for occupancy.

The subject property is located at the southern edge of the downtown business district of the city of Medina the seat of Medina County. South Court Street/State Route 42 is a primary north – south traffic artery running through the city. The subject is located 1 block south of the city square. The subject site is located on the west side of South Court Street, 1 block north of West Smith Road. The site includes 25 feet of street frontage by 119 feet depth or 2,975 square feet (0.0683 acre). City utilities are available. Zoning for the parcel is C-2, a Retail/Office District.

The subject site is improved with a 2-story, 2-unit residence comprising approximately 1,246 square feet on the first floor plus 984 square feet on the second floor or 2,230 square feet, total. It was built circa 1880. The first floor unit includes 3 bedrooms/1 bath and the second floor unit 2 bedrooms/1 bath. When last rented in 2019, the first floor unit was rented for \$877 per month and the second floor for \$584 per month.

In October 2019, the subject property and an adjoining property to the south with 6 apartment units and a commercial space were purchased by the current owner (South Court, LLC) from MRR Properties, LLC. The recorded sale price was \$579,000. Subsequent inspections/investigations of the property indicate significant structural issues which have rendered the property uninhabitable. The property owner has obtained estimates for renovation of the property that involve a total cost of just in excess of \$400,000. However, these costs include renovations that would significantly enhance the property condition and utility in addition to addressing structural/safety issues alone.

The first step in the valuation process was analyzing the subject property assuming it is structurally sound and safe to be habitable. This valuation assumption additionally assumes that the access staircase at the rear or west side of the building would be reinstalled and that missing floor coverings would be replaced. The appraiser has reviewed and analyzed 6, 2 – 4-unit residential rental properties located within the city of Medina. These sales have all occurred since July 2020 at sale prices ranging from \$115,000 - \$211,000. From these sales, indicators have been extracted to indicate the sale price per bedroom, sale price per square foot of building area and a gross rent multiplier (GRM defined as a property's sale price divided by its monthly rent). Utilizing these indicators, the appraiser has developed a market value conclusion for the subject property assuming it is structurally sound and inhabitable that is rounded to a level of \$150,000.

Another set of comparable land sales has been developed for purposes of analyzing a value estimate for the underlying land parcel. 4 sales were reviewed and analyzed including two older sales located near the subject property in the downtown district of the city of Medina. These sales yield a value conclusion for the subject's underlying land parcel of \$600,000 per acre or \$41,000, total. Thus, the difference in market value for the subject property as structurally sound and occupiable versus its value if the existing structure were to be demolished is \$150,000 - \$41,000 or \$109,000.

Once again, the property owner has obtained estimates for renovation of the subject property. Included in these estimates are a figure of approximately \$95,000 of masonry work addressing structural issues in the basement. Additionally, the appraiser estimates that approximately \$10,000 - \$15,000 of work will be necessary to reinstall the rear exterior staircase, replace missing floor coverings on the interior of the structure to allow for occupancy. Further allowances must be made for portions of the cost estimate relating to supervision labor, framing, drywall replacement after completing structural repairs, trim materials and labor, painting, etc. Overall, it is likely that the cost to make the property structurally sound and safe for occupancy without completing any additional improvements/enhancements would approximately equal the \$150,000 market value after consideration of contingencies, lost revenue during construction, etc. Therefore, it is the appraiser's conclusion that completing repairs to make the property structurally sound and safe for occupancy are not economically feasible and that the highest and best use of the subject property in "as is" condition would be to demolish the existing structure at a cost of approximately \$20,000 and utilize the remaining underlying land parcel as green space, parking for the adjoining property to the south, etc.

The overall conclusions are summarized as follows:

MARKET VALUE IF SAFE & HABITABLE	-	\$150,000
MARKET VALUE "AS IS" WITH DEFECTS (\$41,000 LAND VALUE MINUS \$20,000 DEMO COST)	-	\$ 21,000

HIGHEST AND BEST USE – RAZE DEFECTIVE STRUCTURE

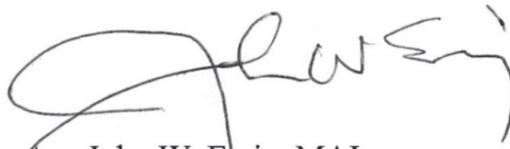
No items of personal property are included in the above estimates with the exception of kitchen appliances which are estimated at contributory value of \$2,000, total. Market and exposure times for the subject property are estimated at approximately 3 – 4 months based upon recent sales of similar properties.

In developing the conclusions within this report, the appraiser has relied upon reports, findings and cost estimates submitted by the property owner as part of an application to demolish the existing structure submitted to the City of Medina Planning Department. It is assumed that the conclusions and estimates provided within this application are accurate and reasonable.

I appreciate this opportunity to be of service. Please do not hesitate to contact me with any questions you may have regarding this report.

Respectfully submitted,

SPALDING/EMIG COMPANY

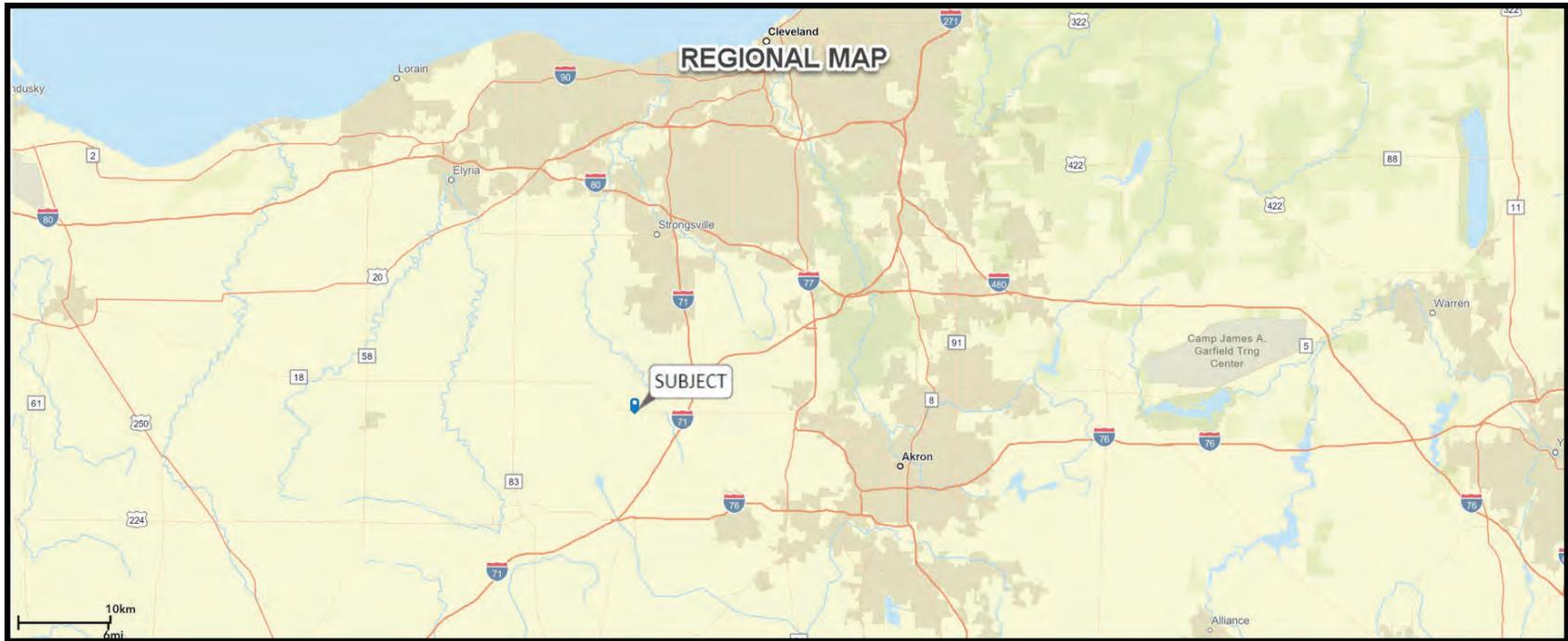


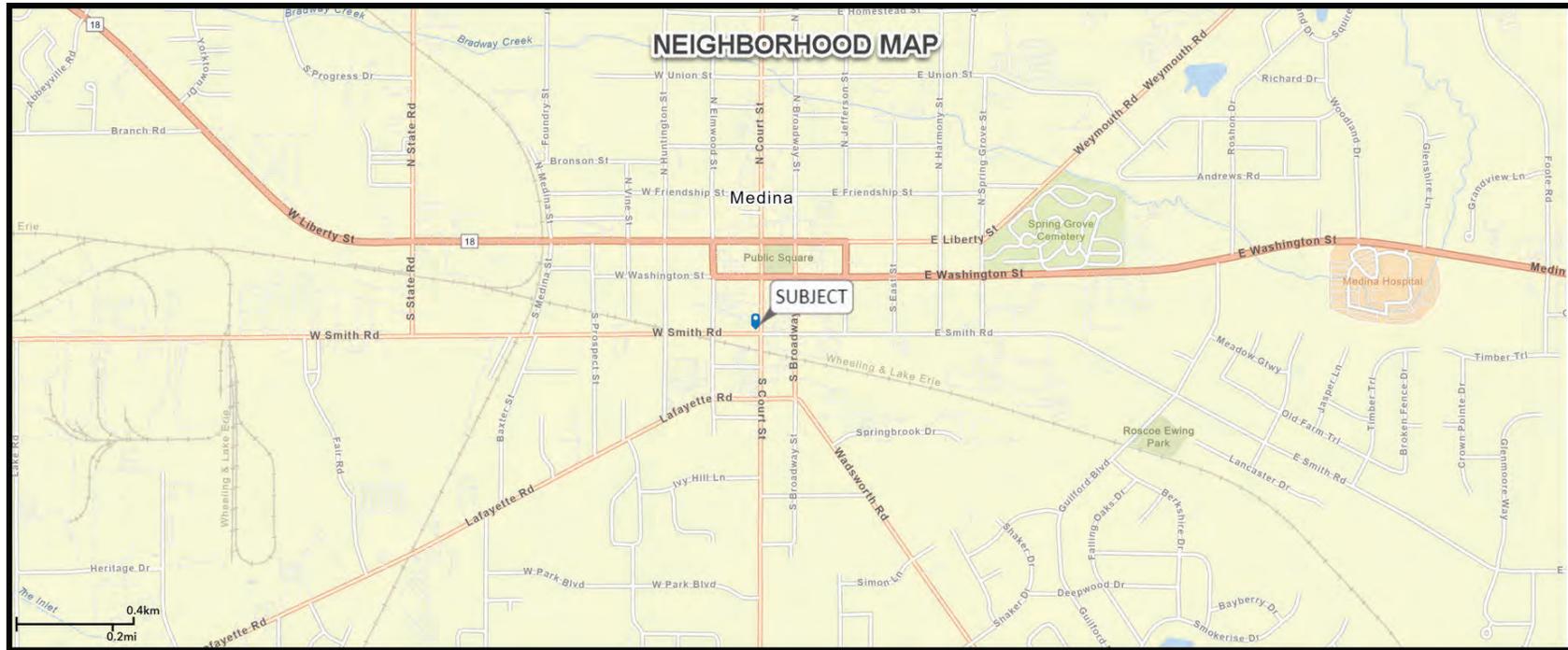
John W. Emig, MAI
President

JWE/mcl

attachments

SUBJECT MAPS





AERIAL VIEWS OF SUBJECT PROPERTY



AERIAL VIEW OF SUBJECT



AERIAL VIEW OF SUBJECT



SUBJECT PROPERTY PHOTOGRAPHS

EXTERIOR VIEWS



EXTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



STREET SCENE – SOUTH COURT STREET LOOKING NORTH



STREET SCENE – SOUTH COURT STREET LOOKING SOUTH



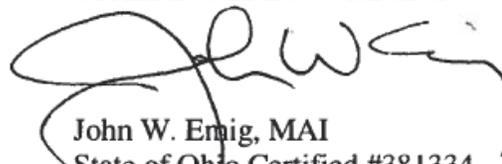
CERTIFICATION

I certify that to the best of my knowledge and belief, that

1. **I have not** performed any previous appraisal services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
2. The statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives
11. I have made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. As of the date of this report, I, John W. Emig, MAI, have completed the continuing education program of the Appraisal Institute.

Certified by,

SPALDING/EMIG COMPANY



John W. Emig, MAI
State of Ohio Certified #381334
General Real Estate Appraiser

PURPOSE/INTENDED USE OF REPORT

The purpose of this report is to provide estimates of market value for the subject property located at 277 South Court Street, Medina, Medina County, Ohio as of the date of property visitation – February 10, 2022.

The intended use of this report is to provide the City of Medina with indications of market value based upon both the “as is” condition and assuming that the structure was made structurally sound and safe for occupancy. The intended use is to serve as part of the City of Medina’s decision-making process relative to the demolition application.

DEFINITION OF MARKET VALUE

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

PROPERTY RIGHTS APPRAISED

The property rights appraised within this report are those of the fee simple estate. Fee estate is defined as an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

¹*This definition is found in both of the following sources: (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994) and (The Interagency Appraisal and Evaluation Guidelines, effective December 10, 2010).*

²*The Dictionary of Real Estate Appraisal, 6th edition, © 2015 by the Appraisal Institute, an Illinois not for profit corporation.*

DEED/LEGAL DESCRIPTION

See Addendum A. Note that the subject property is Parcel #1 within the legal description.

PROPERTY OWNERSHIP

The subject property is under ownership of South Court, LLC having acquired the subject and an adjoining property to the south from MRR Properties, LLC in October 2019 at a recorded price of \$579,000. The appraiser is not aware of any other arm's-length transfers or marketing efforts for the subject within the previous 3 years.

COMPETENCY STATEMENT

I have experience in appraising properties similar to the subject and am in compliance with the Competency Rule of USPAP. The appraiser has been actively and continuously involved in appraising since 1976 and has appraised similar properties. Additional information pertaining to the appraiser's competency can be found within the appraiser's Professional Qualifications following the Assumptions and Limiting Conditions section of this report.

SCOPE OF WORK

In preparing this **appraisal**, the appraiser:

1. Personally visited and toured both the interior and exterior of the building;
2. Developed an appraisal process strategy for carefully analyzing the subject property to provide a credible opinion of value;
3. Searched the following geographical areas for indications of general market trends relevant to this property type: City of Medina;
4. Collected relevant public record data regarding the subject property including taxes, zoning, transfer records, property assessment, legal description(s) and building information;
5. Researched and analyzed comparable land sales data;
6. Analyzed comparable sales data of 6 improved properties collected from public and private databases as well as personal records;
7. Researched comparable sales data from as far back as 2020;
8. Verified data through methods including personal contact with principals in the transactions, or review of county records, or used data verified by others;
9. Developed the highest and best use of the property including surveying the market, noting supply and demand factors, considering zoning limitations and examining the feasibility of alternative uses;
10. Reviewed and analyzed comparable rental data;
11. Omitted the cost approach after determining that it would not be a reliable indicator for the subject property;
12. Considered the following approaches to value towards developing a credible appraisal report: Cost-Depreciation, Direct Sales Comparison and Income-Capitalization Analyses;
13. Developed the following approaches to value in the report: Direct Sales Comparison Analysis and Income-Capitalization Analysis (abbreviated using a GRM only); and
14. Produced an appraisal report under USPAP Standards Rule 2-2(a).

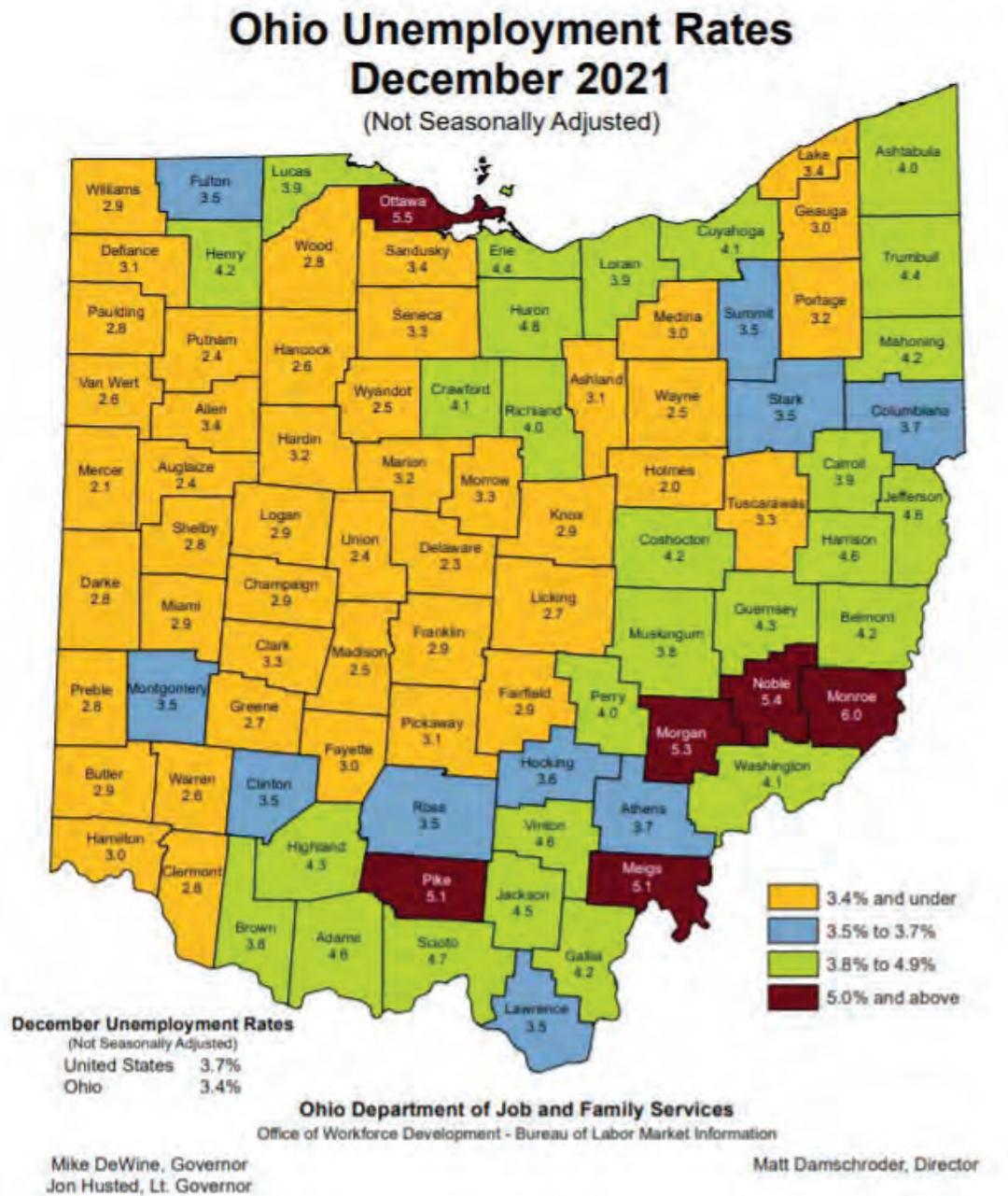
REGIONAL DESCRIPTION

Northeast Ohio is centrally located with respect to national population. Approximately half the population of the United States resides within 500+/- miles of the region. Additionally, the region offers good access and transportation services to surrounding markets in Ohio, the U.S. and the world. Northeast Ohio is divided into three distinct MSA's: Cleveland, Akron/Canton, and Youngstown/Mahoning Valley. The subject property is located within Medina County in the Akron/Canton MSA.



Employment/Economic Trends

The map below shows the most recent available unemployment levels for each county in the State of Ohio. According to the Ohio Department of Job and Family Services, unemployment in the state of Ohio was 4.7% in April, 2020. This compares with 4.3% in the 4th Quarter of 2018 and 4.1% in the 4th Quarter of 2019. The increase reflects the lingering impact of the COVID-19 pandemic, which caused unemployment rates to spike in mid-2020. For Medina County, the unemployment rate in December 2021 was 3.0%.



Economic Indicators

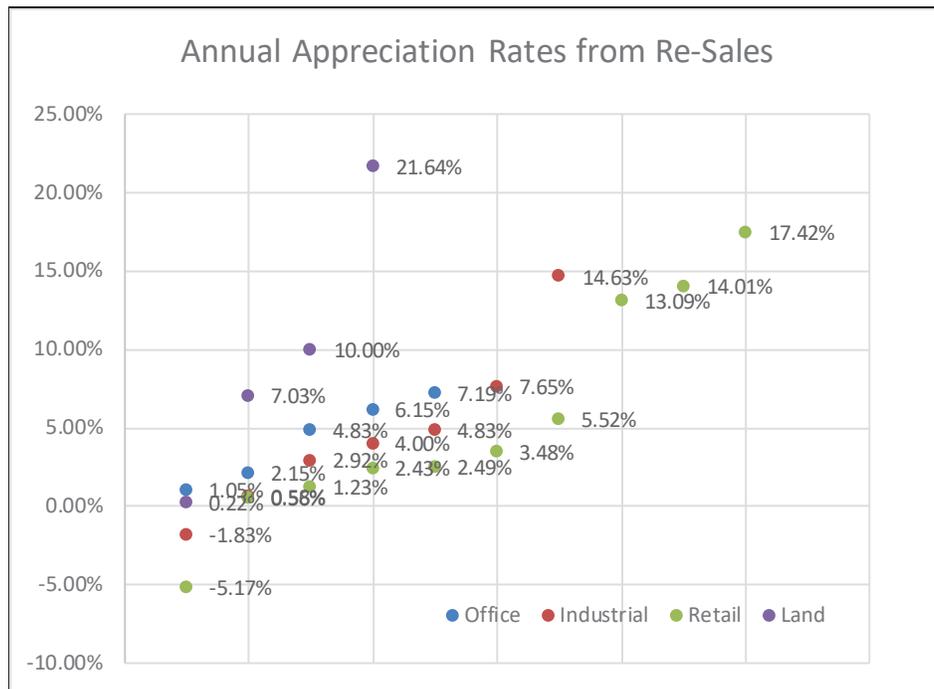
The chart below provides additional information for each county in Northeast Ohio with a comparison to the state and national levels. Outer-ring areas have experienced population growth due to suburban sprawl while inner-ring urban areas are experiencing population declines. Counties that are largely associated with manufacturing such as Cuyahoga, Mahoning, Trumbull and Columbiana have experienced declined in population.

County	2019 Total Population	2019-2024 Population: Annual Growth Rate	2019 Median Household Income	2019 Median Home Value
Geauga County, OH	95,509	0.30%	\$83,424	\$252,129
Ashtabula County, OH	100,399	-0.26%	\$44,275	\$117,586
Columbiana County, OH	104,313	-0.44%	\$43,146	\$114,968
Wayne County, OH	117,125	0.29%	\$55,340	\$151,891
Portage County, OH	165,706	0.37%	\$60,491	\$172,770
Medina County, OH	183,711	0.72%	\$73,467	\$201,927
Trumbull County, OH	201,426	-0.53%	\$45,588	\$113,927
Mahoning County, OH	229,279	-0.40%	\$44,202	\$118,992
Lake County, OH	234,064	0.21%	\$59,264	\$170,684
Lorain County, OH	313,714	0.51%	\$56,095	\$164,616
Stark County, OH	376,747	0.09%	\$51,912	\$140,397
Summit County, OH	547,715	0.16%	\$56,073	\$161,672
Cuyahoga County, OH	1,246,484	-0.25%	\$48,994	\$146,881
Ohio	11,805,053	0.25%	\$54,966	\$153,668
United States	332,417,793	0.77%	\$60,548	\$234,154

Source: Site To Do Business

Real Estate Commentary

Generally, market conditions improved steadily for all property types after the Great Recession of 2008 – 2011. The chart below provides a sample of 26 re-sales that occurred in Northeast Ohio between 2013 and 2019. The data is split out by property type with four to ten sales per property type. Sales were selected that were not influenced by property rights in an attempt to isolate the impact of market conditions on the various property types. The mean and median appreciation rates for each property type are shown in the table below. The data suggests that retail, office, and industrial values have appreciated 4% to 5.5% annual while land has appreciated approximately 9%. However, these figures are thought to overstate the impact of market conditions, as many included modest repairs and renovations which had a positive influence on sale price (sales were excluded that had significant renovations).



	Office	Industrial	Retail	Land
Median	4.83%	4.00%	2.98%	8.52%
Mean	4.28%	4.68%	5.51%	9.72%

Multi-Family Market Overview

Since the Great Recession, investors have flocked to multi-family as a relatively safe investment class. Capitalization rates have remained suppressed for many years due to low interest rates and limited inventories of available properties, causing increased competition. New construction has occurred in urban and suburban areas, most notably in the Class A markets. Downtown Cleveland has seen several former class B and C office buildings converted to rental apartments over the past decade with great success. This trend is more recent in downtown Akron, Canton and Youngstown. The acceptance in these markets is not yet tested. Young professionals have remained renters for longer periods than previous generations, increasing demand for Class

A product. Student housing has shown signs of oversupply in certain markets. Multi-family apartments have been mostly sheltered from the impact of the COVID-19 pandemic.

Industrial Market Overview

Compared to national averages, Northeast Ohio contains a high percentage of manufacturing space relative to warehouse space. Demand for manufacturing space is expected to be flat while demand for warehouse space has increased steadily, primarily due to changing retail habits. The industrial market has outperformed other asset types in recent years due primarily to increasing demand for warehouse/distribution space caused by ecommerce. As of the First Quarter of 2021, approximately one million square feet of industrial space was under construction. The chart below from CBRE provides information on the industrial market in Northeast Ohio as of 2020 Q1.

Property Type	Net Rentable Area Sq. Ft.	Vacancy Rate (%)	Availability Rate (%)	Q1 2021 Net Absorption Sq. Ft.	YTD Net Absorption Sq. Ft.	Asking Rate (\$/SF)	Under Construction Sq. Ft.
Warehouse/Distribution	135,020,589	4.4	6.6	327,536	327,536	5.01	1,092,027
Modern Bulk*	13,202,101	4.8	14.2	240,538	240,538	6.23	1,092,027
Manufacturing	124,206,221	2.9	3.9	3,595	3,595	3.53	130,000
R&D/Flex	20,440,830	5.2	6.4	(1,240)	(1,240)	7.74	-
Total Market	279,827,640	3.8	5.4	329,891	329,891	4.85	1,222,027

Source: CBRE Research, Q1 2021.

*Modern Bulk defined as Warehouse/Distribution properties built after 1999, sized 100,000 sq. ft. and above, and a clear height of 24' and above

Office Market Overview

The office market has underperformed other types of commercial real estate in Northeast Ohio since 2012. Several office buildings in the Cleveland CBD have been converted to residential apartments. This is also occurring in Akron, Canton and Youngstown. This has helped office vacancy rates but demand remains soft. Medical and institutional office space remains strong but second-generation facilities tend to sell at significantly reduced prices due to rapidly changing technology, preferences, styles, etc. Limited new construction has occurred outside of the medical and institutional market. The chart below shows vacancy rates and average asking rents for various office sectors according to CBRE. The COVID-19 pandemic could have a lasting impact on the office sector, particularly in central business districts. The impact does not appear to be as drastic as originally forecasted, as office users do not plan to downsize as drastically as originally reported at the onset of the pandemic.


MARKETVIEW Cleveland Office

Figure 7: Market Statistics

Submarket / Class	Net Rentable Area Sq. Ft.	Vacancy Rate (%)	Q1 2021 Net Absorption Sq. Ft.	YTD Net Absorption Sq. Ft.	Asking Rate (\$/Sq. Ft.)
Suburban Class A	7,779,517	14.8	(15,187)	(15,187)	20.50
Suburban Class B	9,427,636	14.1	(83,380)	(83,380)	15.66
Suburban Class C	1,238,755	14.7	(4,863)	(4,863)	12.71
Total Suburban	18,445,908	14.6	(73,056)	(73,056)	17.56
CBD Class A	6,947,393	15.1	(32,575)	(32,575)	24.61
CBD Class B	7,839,128	15.4	(73,396)	(73,396)	18.01
Total CBD	14,786,521	15.2	(105,791)	(105,791)	20.82
Metro Class A	14,726,910	14.9	(17,388)	(17,388)	22.24
Metro Class B	17,323,699	14.8	(152,409)	(152,409)	16.74
Metro Class C	1,238,755	14.7	(4,863)	(4,863)	12.71
Metro Totals	33,289,364	14.9	(174,660)	(174,660)	18.95

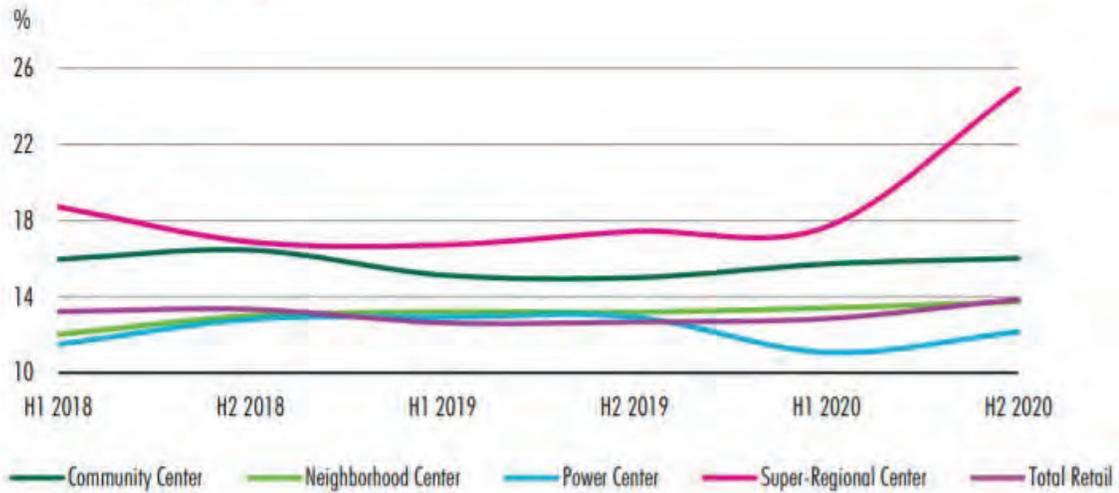
Source: CBRE Research, Q1 2021.

*The Northwest Submarket was referred to as the West Submarket in previous reports

Retail Market Overview

The retail sector is bifurcated. Capitalization rates are at historic lows for net-leased properties (including ground leases) with long-term leases in place with credit tenants. Institutional investors value these properties similarly to bonds especially when they can be packaged. Neighborhood retail plazas struggle to attract tenants given the changing face of retail with more online shopping, price comparison tools that have driven down margins, etc. Consumer spending on restaurants and fast food have increased in recent years. The COVID-19 pandemic resulted in many restaurant closures but an increase in fast food business. The retail sector was one of the hardest hit sectors by COVID-19, but rising vaccination rates, declining infection rates, and pent-up demand is expected to increase retail demand modestly. The sector will continue to be impacted by online shopping habits. The charts below show trends in vacancy rates by retail segment in addition to a general market summary from CBRE.

Figure 3: Availability Rates by Retail Segment



Source: CBRE Research, H2 2020.

Trade Area	Net Rentable Area (SF)	Avail. Rate (%)	Vacancy Rate (%)	Planned Development (SF)	Under Construction (SF)	Asking Rate (\$/SF)
Market Total	78,939,684	13.9	13.0	1,091,757	349,770	13.78

Source: CBRE Research, H2 2020.

Summary

The Northeast Ohio market has underperformed other regional markets due to its reliance on manufacturing. This had led to slight declines in population levels. Some of the impact has been softened by the area’s advancements in medical and technology-related businesses. The region tends to experience less dramatic swings in market cycles. Overall market conditions have improved since the COVID-19 pandemic but some uncertainty exists for the office and retail sectors due to changing work and shopping habits.

NEIGHBORHOOD DESCRIPTION

The subject property is located just south of the Downtown Business District of the City of Medina, a suburban community located in eastern Medina County and the county seat. Medina County was one of the most rapidly growing communities within the state and nation from 1990 – 2005. Census data indicates total population within Medina County of 113,150 residents in 1980, 122,354 in 1990 and 151,095 residents in 2000, 172,332 in 2010 and 182,470 in 2020. The City of Medina has grown in population from 15,268 residents in 1980 to 19,231 residents in 1990, 25,139 residents in 2000, 26,678 in 2010 and 25,766 in 2020. Townships surrounding the city have shown similar population growth including Medina, Montville, Sharon and Granger Townships. The City of Medina is the second largest city within the county behind Brunswick to the north with a population of 35,426 residents. Medina represents the extreme western edge of the greater Akron market area and has been developed as a suburban community at the extreme southern edge of the greater Cleveland market area. The city maintains a viable downtown commercial district that also includes governmental offices. Primary new retail development has taken place on the north side of the city along either side of U.S. Route 42.

The subject property is part of the original Downtown Business District of the City of Medina that surrounds a public square at the intersection of Court Street with Liberty Street and Washington Street. Numerous buildings on the city square originally constructed in the late 1800s have received extensive renovations in recent years with a mixture of retail, offices and rental apartments. The renovated buildings show generally high occupancy levels and above average tenant appeal. Free on-street parking is available within the downtown district of the city and the city maintains additional free public lots surrounding the village square. All city utilities are available including natural gas, electricity, water and sewer at rates commensurate with other suburban areas throughout Northeast Ohio.

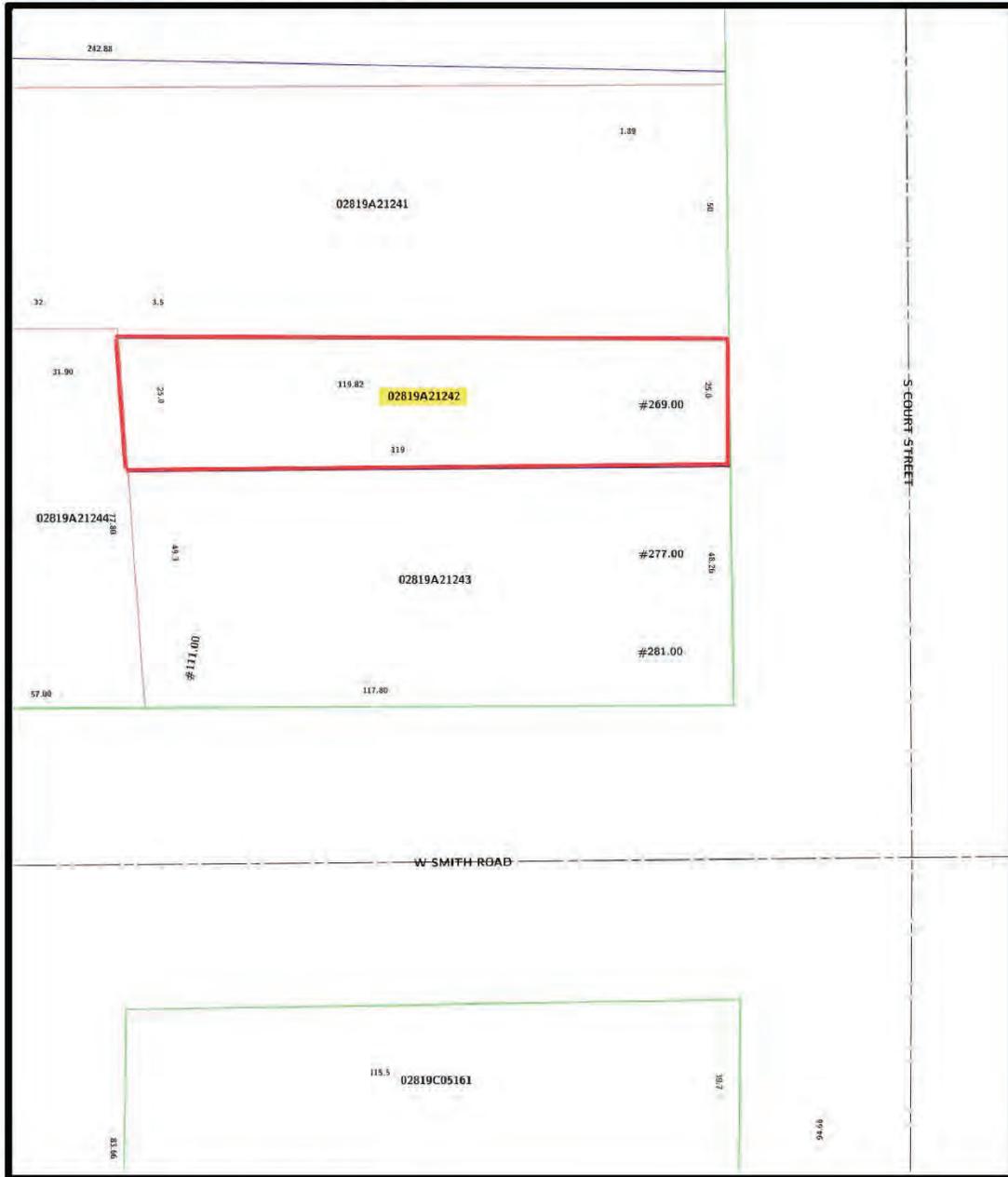
In summary, the subject is part of a desirable neighborhood representing the southern edge of the Downtown Business District of the City of Medina. The city has experienced favorable gains in population in recent years and significant new residential, retail and commercial development has followed these gains. Subject improvements conform reasonably well to the character of the surrounding neighborhood with no detrimental surrounding influences noted.

SITE DESCRIPTION

The subject site is located on the west side of South Court Street, one lot north of West Smith Road. The parcel is rectangular in shape with 25 feet of frontage by 119 feet depth or 2,975 square feet (0.0683 acre). The topography of the area slopes dramatically downward from north to south with a city-owned parking lot immediately north of the subject at a significantly higher elevation. Access to the rear or west side of the subject is across the adjoining, commonly owned parcel to the south at the direct corner. All city utilities are available including natural gas, electricity, water and sewer. Zoning for the parcel is C-2, a retail/office district. Applicable site sketches are provided on the following pages.

TAX MAP

SUBJECT



Generated with the GeoMOOSE Printing Utilities

AERIAL SITE MAP

SUBJECT



Generated with the GeoMOOSE Printing Utilities

IMPROVEMENTS DESCRIPTION

The subject is a 2-story, 2-unit frame residence of approximately 1,246 square feet on the first floor plus 984 square feet on the second floor or 2,230 square feet total. Exterior walls are wood shingle and wood lap. The roof is pitched with shingle covering. Access between the levels is provided via an interior staircase and a former rear exit stair which has been removed. The lower level unit includes three bedrooms and one bath while the upper level unit includes two bedrooms and one bath.

Interior floor coverings are predominantly carpeting and 12" vinyl tile. Walls are drywall, plaster and wood paneling. Ceilings are textured drywall. Each of the units includes a forced-air, gas-fired furnace with central air conditioning. Hot water is supplied by two gas-fired heaters. The electrical system includes circuit breaker service.

The building was constructed circa 1880 for an actual age of 142 years. The appraiser has reviewed reports, materials and cost estimates included as part of an application to demolish the subject. After acquiring the property in October 2019, investigations led to the conclusion that the subject property is structurally unsafe for habitation. Thus, the units have been vacant for over 2 years. As shown on accompanying pages, the property owner has obtained a cost estimate for renovations to the subject property at a total cost in excess of \$400,000. However, much of the renovation costs include items that would significantly enhance property condition and utility. The appraiser has attempted to estimate costs associated with simply making the property structurally sound and safe for habitation. The masonry costs of just under \$95,000 reflect a majority of the work to be done beneath the structure to make the property structurally sound. However, completing this work would undoubtedly also require costs for supervision, framing labor and materials, trim labor and materials, drywall, painting, etc. Additionally, the appraiser estimates that approximately \$10,000 - \$15,000 in costs would be required to replace the rear or west side staircase to access the second floor and replace missing floor coverings. The combined cost estimate for work necessary to make the property structurally sound and safe for habitation would appear to equal or exceed a figure of approximately \$150,000 including allowances for contingency, lost revenue during construction, etc.

**Renovation Homes, Inc.,
Landmark Homes**
125 North Broadway Street
Medina, OH 44256
330 388-8230
root@landmarkhomes.biz



Estimate

ADDRESS

Craig Sturgill
277 South Court St
Medina, OH 44256

ESTIMATE #	DATE	EXPIRATION DATE
1005	08/22/2021	09/30/2021

ACTIVITY	QTY	RATE	AMOUNT
Supervision Labor Management, supervision, permits, drawings, inspections, accounting	1	35,000.00	35,000.00
Framing Labor ALLOWANCE to be billed "cost plus" - miscellaneous demo, carpentry, shoring, shimming, structural framing, replace floor decking, etc. 150 Hours of labor + materials	1	15,000.00	15,000.00
Drywall Demo existing drywall, plaster, trim, insulation, supply dumpsters, new 5/8" drywall ceilings, 1/2" drywall walls, wrap and bead all windows	1	22,093.50	22,093.50
Plumbing Permits & inspections, demo existing plumbing & fixtures, break & remove concrete in basement for new underground, install new drain and water lines, new fixtures & toilets, disposals (2), laundry hookups (2), (2) water heaters	1	40,683.00	40,683.00
HVAC Demo existing HVAC equipment, install new ductwork and (2) Lennox 96% efficient 66,000 btu furnace and (2) 2-ton 14 seer AC, thermostats (2)	1	22,660.00	22,660.00
Insulation Installed Install new R-15 kraft faced insulation in 2x4 exterior walls, R-19 infaced in all rim joists, R-49 kraft faced in inaccessible flat ceilings, R-49 blown in attic, vent baffles, R-19 kraft faced at	1	6,479.00	6,479.00

ACTIVITY	QTY	RATE	AMOUNT
2x6 sloped ceilings, air infiltration package, fire stopping			
Masonry Dig up foundation to install new drain tile and downspouts and gravel, remove concrete 2'4" from building, replace concrete, install (11) new post pads for posts on 2'8" pads, tuck point interior foundation brick and stone, fill basement windows with masonry	1	94,930.00	94,930.00
Roofing Labor Demo & replace carriage house shingles and metal porch roof (ice guard, felt, drip edge, vents, repair wood as needed)	1	18,974.00	18,974.00
Windows Installed Replace (23) exterior windows and (3) doors	1	27,335.00	27,335.00
Siding Labor Install new Foundry shake siding over housewrap & fanfold insulation, install exterior trim and frieze and new gutters & downspouts	1	41,657.00	41,657.00
Electrical Demo and replace all electrical components (to local code) 1st floor unit (list provided upon request)	1	14,753.00	14,753.00
Electrical Demo and replace all electrical components (to local code) 2nd floor unit (list provided upon request)	1	16,228.00	16,228.00
Floor Coverings ALLOWANCE - depends on actual products selected \$5 psf	1	11,000.00	11,000.00
Trim Labor Trim Labor - carpentry labor to install new interior trim, doors and cabinetry	1	8,580.00	8,580.00
Materials:Trim Materials Trim Materials - 3-1/2" MDF casings, 6-panel doors (hollow core), 4-1/2" baseboard MDF	1	4,620.00	4,620.00
Materials:Cabinetry ALLOWANCE - depends on actual products selected	1	6,600.00	6,600.00
Materials:Granite Tops ALLOWANCE - depends on actual products selected	1	1,800.00	1,800.00
Materials:Lighting ALLOWANCE - depends on actual products selected	1	1,650.00	1,650.00
Painting/Staining Painting L&M - Interior	1	9,910.00	9,910.00
Painting/Staining Painting - Exterior	1	1,936.00	1,936.00

HIGHEST AND BEST USE

The Appraisal Institute published "The Appraisal of Real Estate", which defines Highest and Best Use as:

The reasonably probable and legal use of property that results in the highest value. The four criteria that the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.³

Zoning places few limitations upon potential use of the subject parcel permitting development of the parcel with uses consistent with the character of the surrounding neighborhood. In considering the subject site as if vacant, the existing zoning and character of the surrounding property would indicate that Highest and Best Use is for either green space or additional parking in support of the adjoining property to the south that is under common ownership.

Considering the subject as presently improved, data to be developed within a later section of this report indicate that estimated market value for the subject property as structurally sound and habitable equals \$150,000. The appraiser has identified costs of at least \$150,000 associated with making the property safe and habitable. Thus, the property offers no positive value "as is" unless an estimate could be obtained for repairs to make the subject structurally sound and safe for habitation at a cost of \$130,000 or less.

Conversely, the appraiser estimates value for the underlying land at \$41,000. The property owner has provided two estimates for demolition of the existing structure. The lowest estimate was \$20,000. Deducting this figure from the value of the land indicates a "as is" value estimate for the subject property upon demolition of the existing structure of a positive \$21,000. Thus, demolition of the subject is reflective of Highest and Best Use "as is."

³ *The Dictionary of Real Estate Appraisal*, 6th edition, © 2015 by the Appraisal Institute, an Illinois not for profit corporation (Uniform Appraisal Standards for Federal Land Acquisitions).

APPRAISAL PROCESS

Appraisal Process can be described as a decision making process involving the scientific approach. The scientific approach involves determination of facts through observations and analysis of events. The purpose of this report is to determine the value of the appraised property based on an analysis of the available market data.

Once the availability of the data is established, it is necessary to organize it into meaningful methods of analysis. Three such methods have been established for the analysis of real estate valuation. These three methods are:

1. Cost-Depreciation Analysis;
2. Direct Sales Comparison Analysis; and
3. Income-Capitalization Analysis.

Cost-Depreciation Analysis

The economic principles involved in Cost-Depreciation Analysis include substitution, contribution and balance.

Substitution implies that an investor will pay no more for a property than the cost of producing a similar property with the same utility. Contribution assumes that the individual components of a property can be valued in terms of the amount they contribute to the value of the entire property.

Balance, however, is a unique principle, which is applied within the Cost-Depreciation Analysis through the analysis of highest and best use. The site is always valued as if vacant and available to be put to its highest and best use. Balance dictates that a value loss can occur if a site is developed in a manner other than highest and best use, either as an under improvement or an over improvement.

The underlying assumption of Cost-Depreciation Analysis is that cost of production can provide a reliable estimate of value. Cost does not equate value and the two concepts are not always equal in amount. However, if the cost of production is properly defined and can be directly measured by market data, then cost can be an appropriate measure of value.

Cost-Depreciation Analysis can be implemented using five basic steps:

1. estimate the value of the site as if vacant and available to be put to its highest and best use;
2. estimate reproduction cost of new improvements;
3. estimate all elements of diminished utility (depreciation);

4. deduct the estimate of depreciation from the reproduction cost new to arrive at a figure for the depreciated cost of improvements; and

5. add the value of the site and site improvements to the depreciated improvement cost to obtain the indicated value via Cost-Depreciation Analysis.

Cost-Depreciation Analysis is most relevant in analyzing a newer structure with minimal depreciation and specialized use properties, which are seldom sold or leased within the local market place.

Direct Sales Comparison Analysis

Direct Sales Comparison Analysis is based on the economic principles of substitution and contribution. The principle of substitution states that an informed, prudent and rational purchaser will pay no more for a property than the cost of obtaining a similar, competitive property with comparable utility and economic benefits. In actual practice, this principle is implemented by analyzing competitive properties that have recently sold in the local market.

The sales prices of these competitive properties are then adjusted to reflect meaningful differences from the subject in physical and economic characteristics. The adjustment process is based on the theory of contribution, which states that the present worth of any component can be measured by the amount it contributes to the value of the entire property.

Analyzing an appropriate number of these sales will indicate a relevant range of value and, through correlation of the data, ultimately indicate a supportable market value estimate. Direct Sales Comparison Analysis is most supportable for owner-occupied facilities and properties that are commonly bought and sold within the local market.

Income-Capitalization Analysis

The economic principles involved in Income-Capitalization Analysis are substitution, contribution and anticipation. Applying the principle of substitution in Income-Capitalization Analysis implies that an informed, prudent and rational purchaser will pay no more for an income producing property than the cost of obtaining an alternative income stream of similar physical character and economic risk.

Contribution or marginal productivity assumes that the present worth of any component of a property can be measured by the amount it contributes to the value of the entire property.

Inter-related to these two principles is the principle of anticipation which states that an income producing property can be valued in terms of the amount and timing of benefits to be received at some future period of time. This principle assumes that an investor is actually paying for the right to receive a future stream of income, which evolves from ownership.

Applying these principles specifically to a typical income producing property consists of four basic steps. First of all, the gross income of the property is estimated through analysis of competing rentals in the area. Second, expenses relating to the property are deducted to indicate a figure for net operating income. Next, an overall rate or discount rate is chosen through either direct market comparison, residual techniques or mortgage-equity analysis. The method of capitalization or discounting depends on the market data available. Finally, the net income is capitalized by the overall rate to indicate the value estimate via Income-Capitalization Analysis.

Income-Capitalization Analysis is a reliable indicator of value for multi-tenant facilities, properties being analyzed for their leased fee estates and properties that are commonly leased or acquired for investment purposes.

Reconciliation

After consideration and implementation of each of the three approaches to value, the strength and weaknesses of each are considered and varying levels of emphasis are applied to the conclusions of each approach reflecting their ability to reflect the market decision-making process of buyers and sellers. Appropriate weights are assigned to the value conclusions within each approach leading to a reconciled final value estimate for the property.

VALUATION METHODOLOGY

The first step in the valuation process is developing a market value estimate assuming the structure is structurally sound and safe for habitation. A hybrid approach utilizing components of Direct Sales Comparison and Income-Capitalization Analysis has been developed under this valuation scenario. MLS data sheets for 6 sales of 2 – 4-unit residential properties within the city of Medina are provided on the following pages. All of the sales have occurred since July 2020. They include structures ranging from 4 – 6 bedrooms in size and reflect sale prices ranging from \$115,000 - \$211,000. Additionally, these sales reflect a range in sale price per bedroom from \$26,333 - \$42,000, sale price per square foot from \$56.26 - \$94.20 and gross rent multiplier (GRM = sale price ÷ gross monthly rent) from 83 – 117.

Through review of the comparable rental data developed from the sales and other data reviewed by the appraiser for 2 and 3 bedroom rentals within the city of Medina, the appraiser estimates market rents for the subject property at \$875 per month for the first floor and \$600 per month for the second floor or \$1,475 per month, total. Utilizing a value per bedroom of \$30,000, value per square foot of \$70.00 and a GRM of 100, the reconciled value conclusion for the subject property is rounded to a level of \$150,000 assuming the building is structurally sound and occupiable.

Multi-Family Agent Full w/ Photos



Multi-Family ML: **4295528 Sold**
253 S Elmwood Ave, Medina, OH 44256
 Area: **702-City Of Medina**
 Prop Subtype: **Two**
 Parcel ID: **028-19A-21-270**

Subdiv: **Medina**
 Twp: **Medina City**
 County: **Medina**

List Price: **\$115,000**
 Sold Price: **\$115,000**
 List Date: **07/06/21**
 List Date Rec: **07/06/21**
 Pending Date: **07/07/21**
 Contingent Dt:
 Off Mkt Date: **07/07/21**
 Closing Date: **09/02/21**
 Exp. Date:
 DOM/CDOM: **1/1**

Directions: **From square turn right on W Liberty and then left onto S Elmwood, Property is on the right.**

Property Information

Units: **2**
 # Stories: **2**
 Total Rooms: **6**
 # of Buildings: **1**
 Year Built: **1907**
 Basement: **Yes**
 Basement Desc:
 Heating Type: **Baseboard, Forced Air**
 Heating Fuel: **Electric, Gas**
 Cooling: **None**
 Water/Sewer: **Public Water, Public Sewer**
 Garage # of Cars: **0**
 Garage Features:
 View Description:
 Lot Description:
 Amenities:
 Paid by Owner:
 Paid Tenant:
 Appliances/Equip:

Above Gr: **2044/Auditors Wel**
 TOTAL: **2044**
 Lot Size (Acres): **0.088**
 Lot Size Source:
 Driveway: **Unpaved**
 Fence:
 Roof: **Asphalt/Fiberglass**
 Annual Taxes: **1835.98**
 Homestead: **No**
 Net Operating Inc:
 Gross Income: **\$1,250**
 Op Expenses:
 Construction:
 Assessments: **No**
 Actual YBT
 Vinyl

School Dist: **Medina CSD**
 % of Units Occupied: **100**
 Disability Feat:
 Avail for Auction: **No**
 Auction Date:
 Fixer Upper: **Yes**
 House Faces:
 Warranty:

Remarks: **Duplex for sale near Medina Historic District. Each unit has 2 bedrooms and 1 bathroom. Up/down mix. Property is distressed and in need of attention. Current rent is \$550.00 each. Owner pays water, sewer and trash.**

Office Information

List Agent: **20050/EXP Realty, LLC.** (866) 212-4991 www.exprealty.com
 2017001741/Shannon M. Bauer (330) 749-0115 capable.realtor@gmail.com
 Co-Lister:
 Showing Instruct: **Call Agent** 330-749-0115
 Showing Info: **Appt only - do not knock on door or try and** Internet Listing: **Yes**
 Buy Broker Comp: **2** Ownership: **Resident** Show Addr to Client: **Yes**
 Other Comp: **None** Comp Explain: **2% on total contract price** Online Bidding:
 Available Finance: **Cash, Conventional**
 Broker Remarks: **Property is distressed. Do not knock on the door or approach anyone on the property.** List Type: **Exclusive Right**
 Possession: **30 Days or Less**
 Short Sale: **No**

Comparable Information

Sell Agent: **20050/EXP Realty, LLC.** Orig List Price: **\$115,000** Financed: **Conventional**
 Co-Seller: 2017001741/Shannon M. Bauer List Price: **\$115,000** Sale Date: **09/02/21**
 Sale Price: **\$115,000** Closed By: **Sale**
 Seller Giveback: **0**

MLS# 4295528 253 S Elmwood Ave, Medina, OH 44256





Multi-Family ML: **4272748 Sold**
214 W North St, Medina, OH 44256
 Area: **702-City Of Medina**
 Prop Subtype: **Two**
 Parcel ID: **028-19A-17-197**

Subdiv: **Medina**
 Twp: **Medina City**
 County: **Medina**

List Price: **\$124,800**
 Sold Price: **\$115,000**
 List Date: **04/22/21**
 List Date Rec: **04/22/21**
 Pending Date: **07/07/21**
 Contingent Dt:
 Off Mkt Date: **07/07/21**
 Closing Date: **08/19/21**
 Exp. Date:
 DOM/CDOM: **76/76**

Directions: **From downtown, head north on Court Street and turn left onto West North Street.**

Property Information

# Units:	2	Above Gr:	1252/Auditors Wel	Annual Taxes:	1561.30	School Dist:	Medina CSD
# Stories:	2	Below Gr:	0/Auditors Website	Homestead:	No	Assessments:	No
Total Rooms:	9	TOTAL:	1252	Net Operating Inc:		% of Units Occupied:	100
# of Buildings:	1	Lot Size (Acres):	0.164	Gross Income:		Disability Feat:	
Year Built:	1920	Lot Size Source:		Op Expenses:		Avail for Auction:	No
Basement:	Yes	Driveway:	Paved	Construction:	Actual YBT	Auction Date:	
Basement Desc:		Fence:		Exterior:	Vinyl	Fixer Upper:	
Heating Type:	Baseboard, Forced Air	Roof:	Asphalt/Fiberglass			House Faces:	
Heating Fuel:	Electric, Gas					Warranty:	
Cooling:	None						
Water/Sewer:	Public Water, Public Sewer						
Garage # of Cars:	0						
Garage Features:							
View Description:							
Lot Description:							
Amenities:							
Paid by Owner:							
Paid Tenant:							
Appliances/Equip:							

Unit	Approx Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1	626	5	2	1	\$625	2
#2	626	5	2	1	\$625	1

Remarks: **This is a great investment opportunity in historic Medina. This duplex can remain two units or be returned to a single family residence. The original staircase is in place and all that needs to happen is to remove a wall. Both units have been occupied for years and bring in \$625.00 each. Both units are Metro Housing approved. Each unit has two bedrooms and 1 bathroom. Bring your vision and live in one and rent out the other. This is a DISTRESSED PROPERTY that is in need of extensive repair. No showings unless approved offer that is NOT based upon inspection. Property is priced to sell in this market. Buy it now while interest is low and rehab at a later time. Great opportunity and extremely close to downtown.**

Office Information

List Agent:	20050/EXP Realty, LLC.	(866) 212-4991	www.exprealty.com
Co-Lister:	2017001741/Shannon M. Bauer	(330) 749-0115	capable.realtor@gmail.com
Showing Instruct:	Call Agent	330-749-0115	List Type: Exclusive Right
Showing Info:	Units are occupied. Call Shannon for showing.	Internet Listing: Yes	Possession: Negotiable
Buy Broker Comp:	2	Show Addr to Client: Yes	Short Sale: No
Other Comp:	None	Ownership:	
Available Finance:	Cash, Conventional	Comp Explain: 2% of the contract sales price.	
Broker Remarks:	Both units are occupied. Call Shannon to set up an appointment.		

Comparable Information

Sell Agent:	20050/EXP Realty, LLC.	Orig List Price:	\$138,000	Financed:	Conventional
Co-Seller:	2017001741/Shannon M. Bauer	List Price:	\$124,800	Sale Date:	08/19/21
		Sale Price:	\$115,000	Closed By:	Sale
				Seller Giveback:	0

MLS# 4272748 214 W North St, Medina, OH 44256





Multi-Family ML: **4191876 Sold**
302 N Broadway St, Medina, OH 44256
 Area: **702-City Of Medina**
 Prop Subtype: **Two**
 Parcel ID: **028-19B-14-077**

Subdiv:
 Twp:
 County: **Medina**

List Price: **\$156,900**
 Sold Price: **\$159,200**
 List Date: **05/28/20**
 List Date Rec: **05/28/20**
 Pending Date: **05/30/20**
 Contingent Dt:
 Off Mkt Date: **05/30/20**
 Closing Date: **07/20/20**
 Exp. Date:
 DOM/CDOM: **4/4**

Directions: **71, 18w, Broadway N**

Property Information

Units: **2**
 # Stories: **2**
 Total Rooms:
 # of Buildings: **1**
 Year Built: **1925**
 Basement:
 Basement Desc: **Full, Unfinished**
 Heating Type: **Baseboard, Forced Air**
 Heating Fuel: **Electric, Gas**
 Cooling:
 Water/Sewer: **Public Water, Public Sewer**
 Garage # of Cars: **0**
 Garage Features:
 View Description:
 Lot Description: **Corner**
 Amenities:
 Paid by Owner: **Sewer**
 Paid Tenant:
 Appliances/Equip: **Cable/Electric Link, Electric, Heating, Water Range, Refrigerator**

Above Gr: **-**
 TOTAL: **0**
 Lot Size (Acres): **0.160**
 Lot Size Source:
 Driveway: **Unpaved**
 Fence:
 Roof: **Asphalt/Fiberglass**

Annual Taxes: **2339.40**
 Homestead: **No** Assessments: **No**
 Net Operating Inc:
 Gross Income:
 Op Expenses:
 Construction: **Actual YBT**
 Exterior: **Aluminum**

School Dist: **Medina CSD**
 % of Units Occupied: **50**
 Disability Feat:
 Avail for Auction: **No**
 Auction Date:
 Fixer Upper:
 House Faces:
 Warranty:

Unit	Approx Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1	772	5	3	1	\$600	2
#2	1,016	5	3	1		1

Remarks: **This charming Medina duplex is very spacious and is a great investment opportunity. A full front porch wraps around the entrance of the downstairs and a cute side porch offers a private access to the upstairs. Both units have access through private entrances in the rear. Spacious living rooms & kitchens along with three bedrooms and one full bath are found in both. The kitchens are equipped with range and refrigerator and the full basement has been divided off for private use by each tenant with washer & dryer hook ups. Parking is available off the east side of the property with a double wide space leaving extra room for guest to visit. Located just a couple blocks from Medina's Historic Square!**

Office Information

List Agent: **2071/Howard Hanna**
2013001116/Robin A. Ward
 Co-Lister:
 Showing Instruct: **Use Showing Time Link**
 Showing Info:

(330) 725-4137 F:(330) 722-2238 <http://www.howardhanna.com>
 (330) 723-6986 robin@wardteamsells.com

Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding:

List Type:
 Possession: **Exclusive Right**
 Short Sale: **Negotiable**
No

Buy Broker Comp: **3/2** Ownership:
 Other Comp: **Graduated** Comp Explain: **3% on first \$100,000 and 2% on the remainder.**
 Available Finance: **Cash, Conventional, FHA, VA**
 Broker Remarks:

Please leave card, turn off lights and DO NOT let the cat out of the upstairs unit. Lockbox is on outside water faucet off the driveway. Downstairs heat is gas and upstairs heat is electric. Upstairs tenant pays \$600 per month and is responsible for all utilities except sewer, she mows the grass and would like to stay if possible. The upstairs units access to the basement is in the rear and the key for that padlock is in the lockbox. Basement access for the downstairs is from inside the unit. Thank You

Comparable Information

2559/M. C. Real Estate
 Sell Agent: **374771/Rick J. Stallard**
 Co-Seller:

Orig List Price: **\$156,900**
 List Price: **\$156,900**
 Sale Price: **\$159,200**
 Financed: **Conventional**
 Sale Date: **07/20/20**
 Closed By: **Sale**
 Seller Giveback: **0**

MLS# 4191876 302 N Broadway St, Medina, OH 44256







Prepared By: John Emig

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 01/30/2022

Multi-Family ML: 4272693 Sold

127 W North St, Medina, OH 44256

Area: 702-City Of Medina

Prop Subtype: Four

Parcel ID: 028-19A-17-182

Subdly: Medina

Twp: Medina City

County: Medina

List Price: \$208,000

Sold Price: \$168,000

List Date: 04/22/21

List Date Rec: 04/22/21

Pending Date: 08/22/21

Contingent Dt: 08/22/21

Off Mkt Date: 08/22/21

Closing Date: 09/27/21

Exp. Date: 09/27/21

DOM/CDOM: 120/120



Directions: From the square go north on Court Street and then turn left on W North Street.

Property Information

Units: 4
Stories: 2
Total Rooms: 13
of Buildings: 1
Year Built: 1900
Basement: Yes
Basement Desc: Full
Heating Type: Baseboard, Forced Air
Heating Fuel: Electric, Gas
Cooling: None
Water/Sewer: Public Water, Public Sewer
Garage # of Cars: 0
Garage Features: None
View Description: City View
Lot Description: City Lot
Amenities: Sewer, Trash Collection, Water
Paid by Owner: Cable/Electric Link, Electric, Gas, Heating
Paid Tenant: Range, Refrigerator
Appliances/Equip:

Above Gr: 2256/Auditors Wel
TOTAL: 2256
Lot Size (Acres): 0.344
Lot Size Source:
Driveway: Unpaved
Fence:
Roof: Asphalt/Fiberglass
Annual Taxes: 3375.96
Homestead: No
Net Operating Inc:
Gross Income:
Op Expenses:
Construction: Actual YBT Vinyl

School Dist: Medina CSD
% of Units Occupied: 100
Disability Feat:
Avail for Auction: No
Auction Date:
Fixer Upper:
House Faces: South
Warranty:

Table with 7 columns: Unit, Appox Fin SqFt, Total Rooms, Total Bedrooms, Total Bath, Monthly Rent, # of this Type. Rows #1-#4.

Remarks: JUST REDUCED - Have you been looking for an investment property but can't find anything? Well look no further. 127 W North Street in historic Medina is available and a great opportunity.

Office Information

List Agent: 2017001741/Shannon M. Bauer
Co-Lister:
Showing Instruct: Call Agent
Showing Info: Call Agent - all units occupied,
Buy Broker Comp: 2
Other Comp: None
Available Finance: Cash, Conventional, FHA
Broker Remarks: Unit is being sold AS IS.

(866) 212-4991
(330) 749-0115
330-749-0115
Internet Listing: Yes
Show Addr to Client: Yes
Online Bidding:

www.exprealty.com
capable.realtor@gmail.com
List Type: Exclusive Right
Possession: Negotiable
Short Sale: No

Comparable Information

20050/EXP Realty, LLC.
2017001741/Shannon M. Bauer

Orig List Price: \$278,000
List Price: \$208,000
Sale Price: \$168,000

Financed: Conventional
Sale Date: 09/27/21
Closed By: Sale
Seller Giveback: 0

MLS# 4272693 127 W North St, Medina, OH 44256





Multi-Family ML: **4302462 Sold**
602 N Broadway St, Medina, OH 44256
 Area: **702-City Of Medina**
 Prop Subtype: **Two**
 Parcel ID: **028-19B-14-019**

Subdiv: **Making A Pcl Havi**
 Twp: **Medina City**
 County: **Medina**
 List Price: **\$169,900**
 Sold Price: **\$169,000**
 List Date: **07/27/21**
 List Date Rec: **07/27/21**
 Pending Date: **07/30/21**
 Contingent Dt:
 Off Mkt Date: **07/30/21**
 Closing Date: **08/27/21**
 Exp. Date:
 DOM/CDOM: **3/3**

Directions: **Just north of the square**

Property Information

Units: **2**
 # Stories: **2**
 Total Rooms: **8**
 # of Buildings: **1**
 Year Built: **1925**
 Basement: **Yes**
 Basement Desc:
 Heating Type: **Forced Air**
 Heating Fuel: **Gas**
 Cooling: **Central Air**
 Water/Sewer: **Public Water, Public Sewer**
 Garage # of Cars: **2**
 Garage Features:
 View Description:
 Lot Description:
 Amenities:
 Paid by Owner:
 Paid Tenant:
 Appliances/Equip:

Above Gr: **2310/Auditors Wel**
 Below Gr: **0/Auditors Website**
 TOTAL: **2310**
 Lot Size (Acres): **0.159**
 Lot Size Source:
 Driveway: **Unpaved**
 Fence:
 Roof: **Asphalt/Fiberglass**
 Annual Taxes: **2750**
 Homestead: **No**
 Net Operating Inc:
 Gross Income: **\$21,000**
 Op Expenses:
 Construction:
 Exterior:
 Assessments: **No**
 Actual YBT: **Vinyl**

School Dist: **Medina CSD**
 % of Units Occupied: **50**
 Disability Feat:
 Avail for Auction: **No**
 Auction Date:
 Fixer Upper:
 House Faces:
 Warranty:

Unit	Appox Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1			3	1	\$0	1
#2			2	1	\$750	1

Remarks: **Beautiful 2 family property in the heart of Medina, Ohio. Just seconds from the downtown square, this duplex property has been updated nicely for its new owners. New vinyl flooring throughout downstairs main areas with an attractive color scheme. Kitchen and bathroom is brand new with new fixtures throughout. Basement is spacious. New hot water tanks. Newer roof. Attractive, clean vinyl siding. Come see this property today!**

Office Information

List Agent: **9571/Lokal Real Estate, LLC.** (216) 252-6580 F:(216) 252-6583 www.golokal.net
 Co-Lister: **2016001126/Mario Russo** (440) 781-6885 mario@lokalrealestate.com
 Showing Instruct:
 Showing Info: **Go and Show, Lock Box Side Door Code: DPG** Internet Listing: **Yes** List Type: **Exclusive Right**
 Buy Broker Comp: **3/2** Ownership: **Principal/NR** Show Addr to Client: **Yes** Possession: **Time of Transfer**
 Other Comp: **None** Comp Explain: **3% on first 100k and 2% on remainder** Online Bidding: Short Sale: **No**
 Available Finance: **Cash, Conventional, FHA**
 Broker Remarks: **\$750 up month to month. Down vacant Mario Russo is member of NORTH OHIO PROPERTY GROUP LLC**

Comparable Information

Sell Agent: **2588/Russell Real Estate Services** Orig List Price: **\$169,900** Financed: **Cash**
 Co-Seller: **2017005165/Lisa Campbell** List Price: **\$169,900** Sale Date: **08/27/21**
 Sale Price: **\$169,900** Closed By: **Sale**
 Seller Giveback: **0**

MLS# 4302462 602 N Broadway St, Medina, OH 44256







Multi-Family ML: **4329255 Sold**
231 N Spring Grove St, Medina, OH 44256
 Area: **702-City Of Medina**
 Prop Subtype: **Three**
 Parcel ID: **028-19B-21-046**

Subdiv: **Medina City**
 Twp: **Medina City**
 County: **Medina**

List Price: **\$199,000**
 Sold Price: **\$211,000**
 List Date: **10/26/21**
 List Date Rec: **10/28/21**
 Pending Date: **10/31/21**
 Contingent Dt:
 Off Mkt Date: **10/31/21**
 Closing Date: **12/30/21**
 Exp. Date:
 DOM/CDOM: **6/6**

Directions: **71 S Exit 222 OH-3 Weymouth Rd , 5miles on Weymouth, Right on Friendship**

Property Information

Units: **3**
 # Stories: **2**
 Total Rooms: **12**
 # of Buildings: **1**
 Year Built: **1934**
 Basement: **Yes**
 Basement Desc:
 Heating Type: **Forced Air**
 Heating Fuel: **Gas**
 Cooling: **Central Air**
 Water/Sewer: **Public Water, Public Sewer**
 Garage # of Cars: **3**
 Garage Features: **Carport, Detached**
 View Description:
 Lot Description:
 Amenities:
 Paid by Owner:
 Paid Tenant: **Electric, Gas, Heating, Sewer, Water**
 Appliances/Equip:

Above Gr: **2240/Realist**
 TOTAL: **2240**
 Lot Size (Acres): **0.445**
 Lot Size Source:
 Driveway: **Unpaved**
 Fence:
 Roof: **Asphalt/Fiberglass**

Annual Taxes: **2871**
 Homestead: **Yes** Assessments: **No**
 Net Operating Inc:
 Gross Income:
 Op Expenses:
 Construction: **Actual YBT**
 Exterior: **Aluminum**

School Dist: **Medina CSD**
 % of Units Occupied: **67**
 Disability Feat:
 Avail for Auction: **No**
 Auction Date:
 Fixer Upper:
 House Faces:
 Warranty:

Unit	Appox Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1			2	1	\$550	
#2			2	1	\$550	
#3			2	1		

Remarks: **Looking for a great investment opportunity, look no further. This three unit is just perfect. Rent out all three or live in one and rent out the other two. A close distance to Medina schools. Perfect for the first time investor or an addition to a current portfolio.**

Office Information

List Agent: **2847/Keller Williams Citywide**
2013001409/David A. Mitnick
 Co-Lister:
 Showing Instruct: **Call Agent**
 Showing Info: **Call Agent 440-781-7292**

(440) 892-2211 F:(440) 808-9344 <http://https://davidmitnick.kw.com/>
 (440) 781-7292 davidmitnickkw@gmail.com

Buy Broker Comp: **3/2** Ownership:
 Other Comp: **Graduated** Comp Explain: **Three percent 1st 100K Two percent on balance**
 Available Finance:
 Broker Remarks:

Internet Listing: **Yes**
 Show Addr to Client: **Yes**
 Online Bidding:
 List Type: **Exclusive Right**
 Possession: **Negotiable**
 Short Sale: **No**

The two units are in month to month leases with rents that haven't been raised for a while. The vacant unit is great for an investor who wants to live in it while updating. Landlord pays the utilities then collects the amount from the tenants. Contact Agent for showings, then they'll contact tenants to arrange showings. Please allow minimum of 24 hours for showings All questions call or text Dave @440-781-7292. Submit all offers in PDF format to davidmitnickkw@gmail.com Make note that \$446 is the current Homestead exemption

Comparable Information

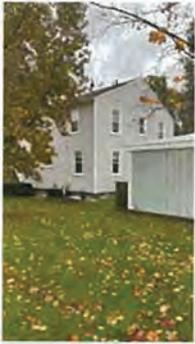
Sell Agent: **2717/Keller Williams Elevate**
2014001799/Andrew L. Jenkins
 Co-Seller:

Orig List Price: **\$199,000**
 List Price: **\$199,000**
 Sale Price: **\$211,000**

Financed: **Conventional**
 Sale Date: **12/30/21**
 Closed By: **Sale**
 Seller Giveback: **0**

MLS# 4329255 231 N Spring Grove St, Medina, OH 44256





Prepared By: John Emig

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 01/30/2022

Search Criteria

Status is 'Sold'

Status Contractual Search Date is 01/01/2020+

County is 'Medina'

Area is '702 - City Of Medina'

Year Built is 1960 or less

Selected 8 of 8 results.

COMPARABLE SALES SUMMARY

<u>SALE #</u>	<u>LOT SIZE</u>	<u>SALE PRICE</u>	<u>SALE DATE</u>	<u># BRS</u>	<u>BUILDING SIZE (S.F.)</u>	<u>YEAR BUILT</u>	<u>MONTHLY RENT</u>	<u>PRICE BEDROOM</u>	<u>PRICE/ S.F.</u>	<u>GRM *</u>
1	0.088 acre	\$115,000	9/21	4	2,044	1907	\$1,100	\$28,750	\$56.26	105
2	0.164 acre	\$115,000	8/21	4	1,252	1920	\$1,250	\$28,750	\$91.85	92
3	0.160 acre	\$159,200	7/20	6	1,914	1925	\$1,500	\$26,333	\$83.18	106
4	0.344 acre	\$168,000	9/21	4	2,256	1900	\$2,035	\$42,000	\$74.47	83
5	0.159 acre	\$169,000	8/21	5	2,310	1925	\$1,700	\$33,800	\$73.16	99
6	0.445 acre	\$211,000	12/21	6	2,240	1934	\$1,800	\$35,167	\$94.20	117
AVERAGE	0.227 acre	\$156,200		4.8	2,003	1919	\$1,564	\$32,467	\$77.98	100
SUBJECT	0.068 acre	\$150,000	2/22	5	2,230	1880	\$1,475	\$30,000	\$67.26	102

* - Gross Rent Multiplier = Sale Price ÷ Monthly Rent

**VALUATION METHODOLOGY/DIRECT SALES COMPARISON ANALYSIS
FOR LAND**

Only Direct Sales Comparison Analysis is considered a reliable value indicator for a land parcel such as the subject. The appraiser has searched within the local market area for recent sales of properties considered similar to the subject in overall characteristics. Data sheets for 4 sales deemed similar to the subject in overall characteristics are provided on the following pages. They reflect parcels ranging in size from 0.28 to 0.58 acres. They indicate a range in sale price per acre from \$556,507 to \$1,108,801.

On a subsequent page, the Comparable Sales Adjustment Summary chart details differences between each of the sales and the subject. Sale No. 1 is an older 2013 sale of a property located just north of the subject property at the western edge of the downtown district. It was purchased by the City of Medina and supports surface parking for approximately 40 vehicles. An upward adjustment is applied to reflect improving market conditions since the time of sale while a downward adjustments are applied to reflect superior locational appeal and superior overall physical attributes.

Sale No. 2 is located in the suburban community of Tallmadge in Summit County. It was acquired for parking/expansion purposes by an adjoining McDonald's restaurant. Upward adjustments are applied to reflect improving market conditions since the time of sale and larger parcel size.

Sale No. 3 is also located in close physical proximity to the subject property at the western edge of the downtown business district. An upward adjustment is applied to reflect improving market conditions since the time of sale while downward adjustments are applied to reflect superior locational appeal directly on the city square and superior physical attributes.

Sale 4 is located within a redevelopment area of the City of Cuyahoga Falls in Summit County. Upward adjustments are applied to reflect improving market conditions since the time of sale and larger parcel size.

After adjustments, the indicated range of value for the subject property is \$538,832 – \$703,981 per acre. Greater weight is placed upon the adjusted values developed from Sales No. 1 and 3 which are older sales but located within the immediate vicinity of the subject property. With appropriate weights placed upon each of the indicators, the final market value conclusion for the subject parcels is rounded to a level of \$600,000 per acre or:

$$\begin{array}{rcl}
 \mathbf{0.2576\text{-ACRE} \times \$600,000/\text{ACRE}} & = & \mathbf{\$40,980} \\
 \\
 \mathbf{ROUNDED TO:} & & \mathbf{\$41,000}
 \end{array}$$

#1: Southeast Corner W. Liberty St. and S. Elmwood Ave.

Basic Information

Southeast Corner W. Liberty St. and S. Elmwood Ave.
Medina, OH 44256

County: Medina County

Parcel Numbers:
028-19A-21-203

Property Categories:
Commercial Land
Land



Last Sale

Last Sale: 6/25/2013

Sale Price: \$220,000

Sale Parties:
Medina Moose Lodge #647 (Grantor)
City of Medina (Grantee)

Data Points

Zoning:	Price Per SF: \$0.00
Acreage: 0.28	Price Per Acre: \$783,755
Gross Building Area (SF):	Price Per Net SF: \$0.00
Site-to-Building Ratio: 0.00	Price Per Unit: \$0
Net Rentable Area (SF):	PGI:
Unit Count:	Vacancy Pct:
Year Built:	EGI:
Tenancy:	Expenses:
Stories:	NOI:
Ceiling Height:	Cap Rate:
Pct Office Finish:	List Price:
Refrigerated Space:	Marketing Time:
Cranes:	
Elevator:	

Miscellaneous Notes

L-shaped corner parcel adjoining existing Moose Lodge. Currently utilized as a paved surfacing lot for approx. 40 vehicles.

#2: E/S Tallmadge Circle South of East Ave/NE of Southeast Ave

Basic Information

E/S Tallmadge Circle South of East Ave/NE of Southeast Ave
Tallmadge, OH

County: Summit County

Parcel Numbers:
60-04951
60-04952

Property Categories:
Commercial Land
Land



Last Sale

Last Sale: 6/17/2019

Sale Price: \$275,000

Sale Parties:
George Sperry, et al (Grantor)
Rubber City Arches, LLC (Grantee)

Data Points

Zoning:	C-3, Commercial	Price Per SF:	\$0.00
Acreage:	0.48	Price Per Acre:	\$567,478
Gross Building Area (SF):		Price Per Net SF:	\$0.00
Site-to-Building Ratio:	0.00	Price Per Unit:	\$0
Net Rentable Area (SF):		PGI:	
Unit Count:		Vacancy Pct:	
Year Built:		EGI:	
Tenancy:		Expenses:	
Stories:		NOI:	
Ceiling Height:		Cap Rate:	
Pct Office Finish:		List Price:	
Refrigerated Space:		Marketing Time:	
Cranes:			
Elevator:			

Miscellaneous Notes

Located directly on east side of Tallmadge Circle with additional frontage on East Ave and Southeast Ave. Former site of BP service station with recent environmental remediation. Purchase involved four relatives/heirs as sellers. Verified by buyer and previous appraisal. Buyer is adjoining property owner operating a McDonalds restaurant.

#3: NE Corner East Liberty St. and North Court St.

Basic Information

NE Corner East Liberty St. and North Court St.
Medina, OH 44256

County: Medina County

Parcel Numbers:
028-18B-20-136
028-18B-20-138

Property Categories:
Commercial Land
Land



Last Sale

Last Sale: 1/24/2014

Sale Price: \$320,000

Sale Parties:

First States Investors 2550A, LLC (Grantor)
City of Medina (Grantee)

Data Points

Zoning:	Price Per SF: \$0.00
Acreage: 0.29	Price Per Acre: \$1,108,801
Gross Building Area (SF):	Price Per Net SF: \$0.00
Site-to-Building Ratio: 0.00	Price Per Unit: \$0
Net Rentable Area (SF):	PGI:
Unit Count:	Vacancy Pct:
Year Built:	EGI:
Tenancy:	Expenses:
Stories:	NOI:
Ceiling Height:	Cap Rate:
Pct Office Finish:	List Price:
Refrigerated Space:	Marketing Time:
Cranes:	
Elevator:	

Miscellaneous Notes

Comprises 2 tax parcels at northeast corner of East Liberty Street and North Court Street. Improved with a small bank branch facility of approximately 756 s.f., built 1982, with 3-lane drive-thru and surface parking. Located directly on Public Square. Verified by broker.

#4: 1707 Front Street

Basic Information

1707 Front Street
Cuyahoga Falls, OH

County: Summit County

Parcel Numbers:
02-02550
02-02551

Property Categories:
Commercial Land
Land



Last Sale

Last Sale: 12/4/2015

Sale Price: \$325,000

Sale Parties:
James and Barbara Bibler (Grantor)
Hovan, LLC (Grantee)

Data Points

Zoning:	MU-5, Urban Center District	Price Per SF:	\$12.78
Acreage:	0.58	Price Per Acre:	\$556,507
Gross Building Area (SF):	25,430	Price Per Net SF:	\$0.00
Site-to-Building Ratio:	1.00	Price Per Unit:	\$0
Net Rentable Area (SF):		PGI:	
Unit Count:		Vacancy Pct:	
Year Built:		EGI:	
Tenancy:		Expenses:	
Stories:		NOI:	
Ceiling Height:		Cap Rate:	
Pct Office Finish:		List Price:	\$495,000
Refrigerated Space:		Marketing Time:	287 days
Cranes:			
Elevator:			

Miscellaneous Notes

Irregularly shaped site of 0.584 acre bordering west bank of Cuyahoga River and State Route 8 expressway. Improved at time of sale with a 2-level commercial building of approximately 8,000 s.f. with partial basement, built 1923. Buyer completed extensive renovations to convert the facility to a brew pub. Building was effectively gutted and equipped with all new mechanical systems. Verified by broker and previous appraisal.

COMPARABLE SALES ADJUSTMENT SUMMARY

SALE NUMBER	1	2	3	4
SALE PRICE/ACRE	\$783,755	\$567,478	\$1,108,801	\$556,507
TERMS & DATE OF SALE / MARKET CONDITIONS	25%	5%	25%	15%
TIME ADJUSTED PRICE/ACRE	\$979,694	\$595,852	\$1,386,001	\$639,983
LOCATION	-20%	0%	-25%	0%
PARCEL SIZE	0%	10%	0%	10%
PHYSICAL ATTRIBUTES *	-25%	0%	-33.33%	0%
ADJUSTED VALUE/ACRE	\$538,832	\$655,437	\$577,547	\$703,981

* - *Frontage, Corner Influence, Topography, Shape, Value of Improvements, etc.*

RECONCILIATION/CONCLUSIONS

The appraiser has analyzed the subject property both “as is” with reported structural deficiencies and not being safe for occupancy. An additional valuation scenario analyzes the subject property based upon demolition of the existing structure and utilization of the underlying land. The valuation of the subject property as repaired to make it structurally sound and occupiable concludes a market value of \$150,000. At least \$150,000 of expense would be necessary to put the property in a safe and occupiable condition according to data reported as part of the demolition application. Thus, it is not deemed feasible to complete repairs unless an alternative cost estimate to put the property in a safe and occupiable condition can be obtained for a cost of no more than \$130,000.

Conversely, the appraiser has analyzed the subject property based upon demolition of the existing structure. The underlying land value is estimated at \$41,000. The property owner has obtained two demolition cost estimates, the lowest of which was \$20,000. Thus, the subject offers a positive \$21,000 value upon demolition of the existing structure and the appraiser concludes that Highest and Best Use of the subject is for demolition of the structure and utilization of the underlying land parcel thereafter. This use results in a positive value estimate whereas completing repairs to make the property safe and occupiable would likely range from a \$0 value to a negative estimate.

ASSUMPTIONS & LIMITING CONDITIONS

The certification of the appraiser appearing in this report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report.

Assumptions and Limitations of the Appraisal.

1. This appraisal is for no purpose other than property valuation, and the appraiser is neither qualified nor attempting to go beyond that scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

Relating to survey, drawings, etc.

2. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted with the report. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, or other survey matters.

Relating to legal opinions.

3. No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, liens or encroachments. We are not usually provided an abstract of the property being appraised and, in any event, we neither made a detailed examination of it nor do we give any legal opinion concerning it.

4. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

5. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

6. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.

Relating to engineering or property inspection reports.

7. This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraiser is not a construction, engineering, environmental, or legal expert, and any statement given on these matters in this report should be considered preliminary in nature.

8. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals and construction is based on a casual inspection only and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the system. The structures were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view and therefore were not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

9. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (minerals, gas/oil, etc.) were not considered in making this appraisal. Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use.

10. We are not environmental experts, and we do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If we know of any problems of this nature which we believe would create a significant problem, they are disclosed in this report. Nondisclosure should not be taken as an indication that such a problem does not exist, however. An expert in the field should be consulted if any interested party has questions on environmental factors. No chemical or scientific tests were performed by the appraiser on the subject property, and it is assumed that the air, water, ground, and general environment associated with the property present

no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dumpsite and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

11. The age of any improvements to the subject property mentioned in this report should be considered an estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of improvements by observation. We therefore rely on circumstantial evidence which may come into our possession (such as dates on architectural plans, county auditor's records) or conversations with those who might be somewhat familiar with the history of the property such as property owners, on-site personnel, or others. Parties interested in knowing the exact age of improvements on the land should contact us to ascertain the source of our data and then make a decision as to whether they wish to pursue additional investigation.

12. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

13. On all assignments subject to satisfactory completion, repairs or alterations, the report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Data Limitations.

14. As can be seen from limitations presented above, this appraisal has been performed with a limited amount of data. Data limitations result from a lack of certain areas of expertise by the appraiser (that go beyond the scope of the ordinary knowledge of an appraiser), the inability of the appraiser to view certain portions of the property, the inherent limitations of relying upon information provided by others, etc. There is also an economic constraint. The appraisal budget (and the fee for this appraisal) did not contain unlimited funds for investigation. We have spent our time and effort in the investigative stage of this appraisal in those areas where we think it will do the most good, but inevitably there is a significant possibility that we do not possess all information relevant to the subject property.

15. Before relying on any statement made in this appraisal report, interested parties should contact us for the exact extent of our data collection on any point which they believe to be important to their decision making. This will enable such interested parties to determine whether they think the extent of our data gathering process was adequate for their needs or whether they would like to pursue additional data gathering for a higher level of certainty.

16. Information (including projections of income and expenses) provided by local sources, such as government agencies, financial institutions, accountants, attorneys, and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser. Responsible ownership and competent property management are assumed.

17. The comparable sales data relied upon in the appraisal are believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

18. All values shown in the appraisal report are projections based on our analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions, or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of our field inspection, whichever occurs first.

19. Since projected mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.

20. Opinions and estimates expressed herein represent our best judgment but should not be construed as advice or recommendation to act. Any actions taken by you, the client, or any others should be based on your own judgment, and the decision process should consider many factors other than just the value estimate and information given in this report.

Reporting Limitations.

21. Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information we have concerning the subject property or the real estate market. While no factors we believe to be significant but unknown to the client have been knowingly withheld, it is always possible that we have information of significance which may be important to others but which, with our limited acquaintance of the property and our limited expertise, does not seem to be important to us.

22. Appraisal reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitations and cautioned against possible misinterpretation of the information contained in these reports.

23. There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pretrial conference or appearance required by subpoena with reference to the property in question, unless sufficient notice is given to allow adequate preparation and additional fees are paid by the client at our regular rates for such appearances and the preparation necessitated thereby.

24. This report is made for the information and/or guidance of the client and possession of this report or a copy thereof, does not carry with it a right of publication. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without the written consent of the appraiser.

25. It is suggested that those who possess this appraisal report should not give copies to others. Certainly legal advice should be obtained on potential liability issues before this is done.

Anyone who gives out an incomplete or altered copy of the appraisal report (including all attachments) does so at their own risk and assumes complete liability for any harm caused by giving out an incomplete or altered copy. Neither the appraiser nor this company assumes any liability for harm caused by reliance upon an incomplete or altered copy of the appraisal report given out by others. Anyone with a question on whether their copy of an appraisal report is incomplete or altered should contact our office.

26. Values and conclusions for various components of the subject parcel as contained within this report are valid only when making a summation; they are not to be used independently for any purpose and must be considered invalid if so used. The allocation of the total value in this report between land and improvements applies only under the reported highest and best use of the property. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

27. Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.

28. Furnishings and equipment or business operations, except as specifically indicated and typically considered as a part of real estate, have been disregarded with only the real estate being considered.

29. Unless otherwise noted, contributory value for liquor licenses associated with operations of the real estate has been specifically excluded. However, it is recognized that viable operations of properties needing liquor licenses such as restaurants, bars/lounges and private clubs require these licenses so as not to impose functional obsolescence on the real estate. It is assumed that all such properties include active, legal licenses.

30. Unless otherwise noted, no value estimate is provided for mineral or timber rights of any kind. We are aware of interest within our market area for acquisition of rights for shale exploration. The user of the report is strongly urged to obtain competent advice as to any additional value potential relating to these and/or other mineral/timber rights.

31. Acceptance of and/or use of this report constitutes acceptance of the above conditions.

JOHN W. EMIG, MAI

PROFESSIONAL QUALIFICATIONS AS A REAL ESTATE APPRAISER

PROFESSIONAL DESIGNATIONS/CERTIFICATIONS

MAI - Appraisal Institute.
State of Ohio Certified #381334, General Real Estate Appraiser.

PROFESSIONAL EXPERIENCE

Owner & President, Spalding/Emig Company since March, 1983.
Vice President, Ohio Real Estate Appraisers Inc., September 1978; Managing Officer, May 1980-83.
Appraiser, First Federal Savings & Loan Association of Akron and Ohio Real Estate Appraisers Inc., 1976-83.

EDUCATION

Bachelor of Business Administration - 1977 - Kent State University - Major Fields of Study - Real Estate and Finance. (Summa Cum Laude).
Master of Business Administration - Kent State University - 1981.
Member Beta Gamma Sigma - National Scholastic Honor Society of Business and Management Graduates.

PROFESSIONAL TRAINING

Various courses associated with Real Estate Major and MBA degree at Kent State University 1976 – 1980.
Various courses and seminars from the Society of Real Estate Appraisers, American Institute of Real Estate Appraisers and the Appraisal Institute 1977 – Current.

PUBLISHED ARTICLES

"Housing Price and the CPI", published Summer, 1983 in "The Real Estate Appraiser and Analyst". Co-authored with Dr. James R. Webb.

PROFESSIONAL ORGANIZATION INVOLVEMENT

President, Society of Real Estate Appraisers, Akron-Canton Chapter #77, 1985-86.
Officer or Director, SREA, Akron-Canton Chapter #77, 1980-1988 and 1991.
Director, Northern Ohio Chapter Appraisal Institute 1999—2001.
Chaired Candidate Guidance Committee, Northeast Ohio Chapter Appraisal Institute, 1996-98.
Admissions Committee Chair, Northeast Ohio Chapter Appraisal Institute, 2001 - 2012.
Chaired Admissions, Candidate Guidance, Program and Research Committees, SREA, Akron-Canton Chapter #77.
Member, MAI Admissions Committee, Ohio Chapter AIREA, 1986-1988.
Instructor, "Estimating Income & Expenses for Income-Producing Properties", Appraisal Institute, 1996.
Instructor, Underwriters Seminar, SREA, 1986.
Attended Various Appraisal Institute Seminars and Courses.
Department of Finance Advisory Board – Kent State University, 2018-2021

John W. Emig, MAI
Professional Qualifications (Cont'd.)

RECENT APPRAISAL REPORTS

Industrial - Warehouse and Manufacturing facilities.

Commercial - Office and Retail properties.

Residential - Multi-family, student housing, condominium, single family, subdivisions, mobile home parks.

Other and Special Purposes - Campgrounds, schools and churches, mobile home parks, self-storage facilities, bank branches, fraternal clubs, fraternity/sorority houses, farms, laboratories, truck terminals, service stations, restaurants, aircraft hangars, funeral homes, emergency care centers, bowling alleys, office condominiums, movie theaters, spas, golf courses, country clubs, driving ranges, indoor tennis and soccer facilities, sand/gravel operations, transshipment facilities, casino, horse racing and wagering facility, leasehold and leased fee valuations, value-in-use analysis, eminent domain/appropriations, etc.

CLIENTS

LENDING INSTITUTIONS/AMCs

Appraisal Nation	Lorain National Bank
CF Bank	Mercury
Chemical Bank	The Middlefield Banking Company
Civista Bank	Northwest Bank
Commercial & Savings Bank	New York Community Bank
Consumers National Bank	Ohio Catholic Credit Union
Dollar Bank	Ohio Commerce Bank
Farmers National Bank	Peoples Bank
Fifth Third Bank	PNC Bank
First Commonwealth Bank	Portage Community Bank
First Federal of Lakewood	Premier Bank
First Federal Bank of the Midwest	RBS Citizens Bank
First National Bank	S & T Bank
Home Federal Savings & Loan of Niles	Santander Bank
Home Savings & Loan Company of Youngstown	Select Business Services
Home Savings Bank – Columbus	Sutton Bank
Hometown Bank	Tri-State Bank
Huntington National Bank	U. S. Bank
JPMorgan Chase Bank	Wes Banco
KeyBank	Westfield Bank
LookingGlass Appraisal Management	

John W. Emig, MAI
Professional Qualifications (Cont'd.)

CORPORATIONS

Albrecht, Inc.
American Red Cross
Ashland Oil
Aultman Hospital
Babcock & Wilcox
Bendix
Best Buy
Bridgestone/ Firestone
Children's Hospital of Akron
Cleveland Clinic
Coca-Cola
CVS
First American Title Insurance
First Energy
General Tire & Rubber
Giant Eagle
Goodwill Industries
Goodyear Tire & Rubber Co.
Heinen's
Home Depot

Jo-Ann Fabrics
Klaben Auto Group
Kohl's
Lowe's
Newell/Rubbermaid
Pepsi-Cola
PPG Industries
Roadway Express/Yellow Freight
Robinson Memorial Hospital
Roetzel & Andress, LPA
Salvation Army
Summa Health Care
Taco Bell
Target
TopGolf
3M Corporation
United Way
University Hospitals
Wal-Mart
Walgreens

OTHERS

Akron Board of Education
Barberton Board of Education
Bath Township
City of Akron
City of Barberton
City of Cuyahoga Falls
City of Hudson Village
City of Kent
City of Louisville
City of Macedonia
City of Medina
City of Norton
City of Ravenna
City of Stow
City of Streetsboro
City of Tallmadge
City of Twinsburg
Crestwood School District
Cuyahoga Falls Board of Education
Elyria City School District
Family and Community Services
General Services Administration (GSA)
Hudson Board of Education
Kent State University

Kevin Coleman
Medina County Park District
National Park Service
Norton City Schools
Portage County Airport
Portage County Commissioners
Portage County Port Authority
Ravenna School District
Revere Local Schools
Small Business Administration (SBA)
Stark Metropolitan Housing Authority
Strongsville City School District
Summit County
Summit County Port Authority
Summit Metro Parks
Tallmadge Public Schools
The Ohio State University
The University of Akron
The Trust for Public Land
Village of Mantua
Village of Richfield
Western Reserve Historical Society
Western Reserve Land Conservancy
YMCA/YWCA

Various local attorneys, accountants, etc.

Expert Witness testimony in Summit, Portage, Medina, Stark, Wayne and Cuyahoga Counties (Common Pleas, Domestic Relations, Probate and Federal Courts). Ad Valorem Tax testimony before Summit, Stark, Medina, Cuyahoga, Wayne, Lorain, Geauga, Ashtabula, Trumbull, Mahoning, Tuscarawas and Portage County Board of Revision and Ohio Board of Tax Appeals.

APPRAISER'S LICENSE/CERTIFICATE



ADDENDUM A

Deed/Legal Description (Subject Property is Parcel #1)



8 2 6 7 1 9 6
Tx:8179584

2019OR021053

**JOSEPH F. SALZGEBER
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
10/10/2019 04:15 PM**

**REC FEE: 44.00
PAGES: 5
DOC TYPE: WD**

MEDINA COUNTY RECORDER

JOSEPH F. SALZGEBER

**(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 10-10-19
FEE \$ 1737.00
1.00 EXEMPT KJ
Michael E. Kovack, Medina County Auditor

WW60326

GENERAL WARRANTY DEED

(Section 5302.05, Ohio Revised Code)

**MRR PROPERTIES, LLC,
an Ohio limited liability company**

the Grantor, for valuable consideration paid, grants, with general warranty covenants, except as hereinafter stated, to:

**SOUTH COURT, LLC,
an Ohio limited liability company**

the Grantee, whose tax mailing address is:
445 West Liberty St., Suite 215, Medina, OH 44256

the following real property:

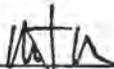
SEE ATTACHED EXHIBIT "A"

Prior Instrument Reference: Instrument Number 2006OR039561 of the Medina County Recorder's Office.

The above-described real property is hereby conveyed subject to: Restrictions and conditions of record (but only to the extent the the same do not materially adversely affect the current use of the property and are approved by grantee), easements and rights of way, legal highways, zoning ordinances and governmental building and use regulations, matters that would be disclosed by an accurate survey and inspection of the premises, rights of the current tenants in current possession, and taxes and assessments for the year 2019 and thereafter.

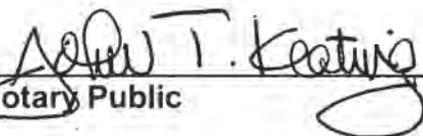
Executed this 9th day of October, 2019.

MRR PROPERTIES, LLC,
an Ohio limited liability company

By: 
Michael R. Rose
Managing Member

STATE OF OHIO)
) ss:
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 9th day of October, 2019, by Michael R. Rose, as Managing Member of MRR Properties, LLC, an Ohio limited liability company, on behalf of said limited liability company.


Notary Public



JOHN T. KEATING
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

This Instrument Prepared by:
John T. Keating, Esq.
Attorney for Grantor
Keating Law Offices, LLP
141 E. Liberty Street
Wooster, Ohio 44691
telephone: (330) 262-2916

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

Parcel 1:

Situated in the City of Medina, County of Medina, and State of Ohio:

And being known as part of Lot No. 362 in said City, bounded and described as follows:

Commencing at an iron pin at the Northeast corner of said Lot 362;

Thence Westerly on the North line of said Lot, 119.82 feet to an iron pin;

Thence Southerly 25 feet to an iron pin;

Thence Easterly 119 feet to an iron pin in the East line of said Lot;

Thence Northerly on the East line of said Lot, 25 feet to the place of beginning, be the same more or less, but subject to all legal highways.

277 S. Court Street
Medina, Ohio
PPN: 028-19A-21-242

Parcel 2:

Situated in the City of Medina, County of Medina, and State of Ohio:

And known as being part of Lot No. 362 in said City, bounded and described as follows:

Commencing at a stone monument in the Southeast corner of said Lot 362;

Thence West on the South line of said Lot, 117.8 feet to an iron post;

Thence North 49.3 feet to an iron post;

Thence East parallel with the North line of said Lot 362 and 25 feet South of said North line, a distance of 119 feet to an iron post in the East line of said Lot 362;

Thence South on the East line of said Lot, a distance of 48.26 feet to the Southeast corner of said Lot and place of beginning, be the same more or less, but subject to all legal highways.

281 S. Court Street
Medina, Ohio
PPN: 028-19A-21-243

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

Parcel 1:

Situated in the City of Medina, County of Medina, and State of Ohio:

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Commencing at an iron pin at the Northeast corner of said Lot 362;

Thence Westerly on the North line of said Lot, 119.82 feet to an iron pin;

Thence Southerly 25 feet to an iron pin;

Thence Easterly 119 feet to an iron pin in the East line of said Lot;

Thence Northerly on the East line of said Lot, 25 feet to the place of beginning, be the same more or less, but subject to all legal highways.

277 S. Court Street
Medina, Ohio
PPN: 028-19A-21-242

Parcel 2:

Situated in the City of Medina, County of Medina, and State of Ohio:

And known as being part of Lot No. 362 in said City, bounded and described as follows:

Commencing at a stone monument in the Southeast corner of said Lot 362;

Thence West on the South line of said Lot, 117.8 feet to an iron post;

Thence North 49.3 feet to an iron post;

ADDENDUM B

Real Estate Tax Information for Subject



Mike Kovack

Medina County Auditor

[Tax Bill](#) [Aerial Imagery](#) [Tax Map](#) [Transfers](#) [Tax Distribution](#)

 [Print This Page](#)

Parcel Information

Parcel Number	028-19A-21-242
Owner Name	SOUTH COURT LLC
Location	277 S COURT ST 028 - Medina City (Medina City SD)
Property Class	520 Property Class Codes
Acreage	0.068300
Legal Description	LOT 362 N E PT .000A
Tax Mailing Address	SOUTH COURT LLC 445 W LIBERTY ST SUITE 215 MEDINA, OH 44256 USA

Value

Land Value	40,000
CAUV Value	0
Building Value	141,000
Total Value	181,000

Taxable Value

Taxable Land Value	14,000
Taxable CAUV Value	0
Taxable Building Value	49,350
Taxable Total Value	63,350

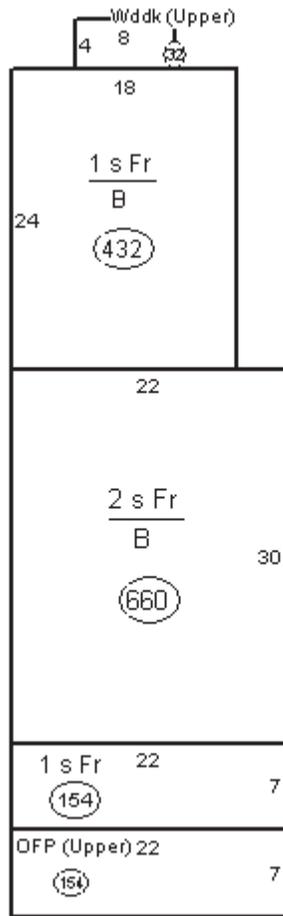
Dwelling Information

Card Number	001
Year Built	1880
Story Height	2.00000
Extension Walls	Siding-Wide
Fireplace Openings	0
Heating	Central Warm Air
Central Air	Yes
Full Baths	2
Half Baths	1
Bedrooms	5

Dwelling Information

Attic	None
Attic Area	0
Second Floor Area	660
Upper Floor Area	0
First Floor Area	1246
Basement	Full Basement
Basement Area	1092
ALC	1
APB	1
Wood Deck Area	32
Open Frame Porch Area	154

Dwelling Sketch - Card Number 001



Sketch Codes Key



Parcel Information Aerial Imagery Tax Map Transfers Tax Distribution

Parcel Number	028-19A-21-242	Owner Name	SOUTH COURT LLC
Address	277 S COURT ST	Taxing District	028 - Medina City (Medina City SD)
Mailing Address	445 W LIBERTY ST SUITE 215	City, State, Zip Code	MEDINA, OH 44256 USA

2021 Pay 2022 Tax Bill Information

(Click Here For Historical Tax Bill)

First Half Taxes Due		Second Half Taxes Due	
Gross Tax	\$3,533.98	Gross Tax	\$3,533.98
Reduction	-\$1,731.78	Reduction	-\$1,731.78
Subtotal	\$1,802.20	Subtotal	\$1,802.20
Non Business Reduction	-\$158.36	Non Business Reduction	-\$158.36
Owner Occupied Reduction	-\$0.00	Owner Occupied Reduction	-\$0.00
Homestead Reduction	-\$0.00	Homestead Reduction	-\$0.00

Current Tax	\$1,643.84	Current Tax	\$1,643.84
Total Due	\$1,643.84	Total Due	\$1,643.84
Total Paid	- \$0.00	Total Paid	- \$0.00
		Grand Total Due	\$3,287.68
*Total Due for Full Year			

Tax Payment Options

Payment Information

2021-01-20	\$3,314.62
2020-01-30	\$3,257.18
2019-07-10	\$1,023.81
2019-02-07	\$1,023.81

Social Media



- [Forms](#)
- [Sheriff Sales](#)
- [Financial Info](#)
- [Links](#)
- [Contact Us](#)
- [Sitemap](#)
- [Privacy](#)

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E.

Architectural evaluation of the building by
Kevin C. Robinette Architects, LLC



architects

February 21, 2021

Andrew Dutton
Community Development Director
City of Medina
132 Elmwood
Medina, Ohio
adutton@medinaoh.org
330-722-9023

Ref: 277 South Court Evaluation
Subj: Facility/Code Evaluation

Mr. Dutton.

Attached you will find the Facility/Code Evaluation for the commercial property at 269 South Court in Medina. There is also attached an Exhibit with photos as a point of reference for the evaluation.

Please contact me with any questions or concerns.

Sincerely,

Kevin C. Robinette, AIA

Kevin C. Robinette **Architects, LLC**
2091 South Belvoir Blvd.
South Euclid, OH 44121
(p) 216.246.0246
(e) robin.c.kevin@gmail.com

INTRODUCTION

We have been asked to conduct a survey of the existing building at 277 South Court for the purpose of providing an outline of the general condition and current code compliance for this two unit residential structure.

This building was originally constructed as a residence in the late 1800's (reportedly 1880), within what has become the 'Historic District' of central Medina. The structure is a modest two-story residential property with a full basement. Most recently the building has been occupied for its intended purpose as a two unit residence, up until two years ago.

The process used to conduct this evaluation has been to review the existing facility, through on-site observations, and review of very recent surveys conducted by others. Subsequently to prepare a survey of existing conditions which are documented as a part of this evaluation through narrative descriptions with photos as an exhibit. From this survey a recommended work scope with estimate of probable costs and any code compliance issues have been identified.

The intent of this evaluation is to illustrate essential work scope in order to provide for current standards of code compliance for a residential use to achieve a modest and reasonable standard of occupancy. This evaluation does not account for the renovation or functional improvements to meet the needs of a specific user or function. Consideration is the context of a generic residential use.

It must also be noted that during two visits to this site, the ground was snow covered. Temperatures at extreme lows, without heat or power within the residence. Observations were limited.

ADDITIONAL MATERIALS PROVIDED

As a part of due diligence and information gathering three documents were provided by the City of Medina Planning Department:

- A structural report provided by the owner by Cramer Engineering LLC, dated 12.14.2021.
- Physical observations and documentation prepared by City of Medina, Chief Building Official, as attached: Basement, Exterior, First Floor and Second Floor. These documents identify framing misalignment and structural deficiencies.

SITE

The structure encompasses the majority of the existing site. Immediately to the north is a municipal public parking lot, to the south is a two-story brick commercial property, to the west, parking and dumpster for the adjoining commercial building and the Thyme Restaurant. There is no parking, on-site, dedicated to this property and no exterior space at grade with a measure of privacy for use.

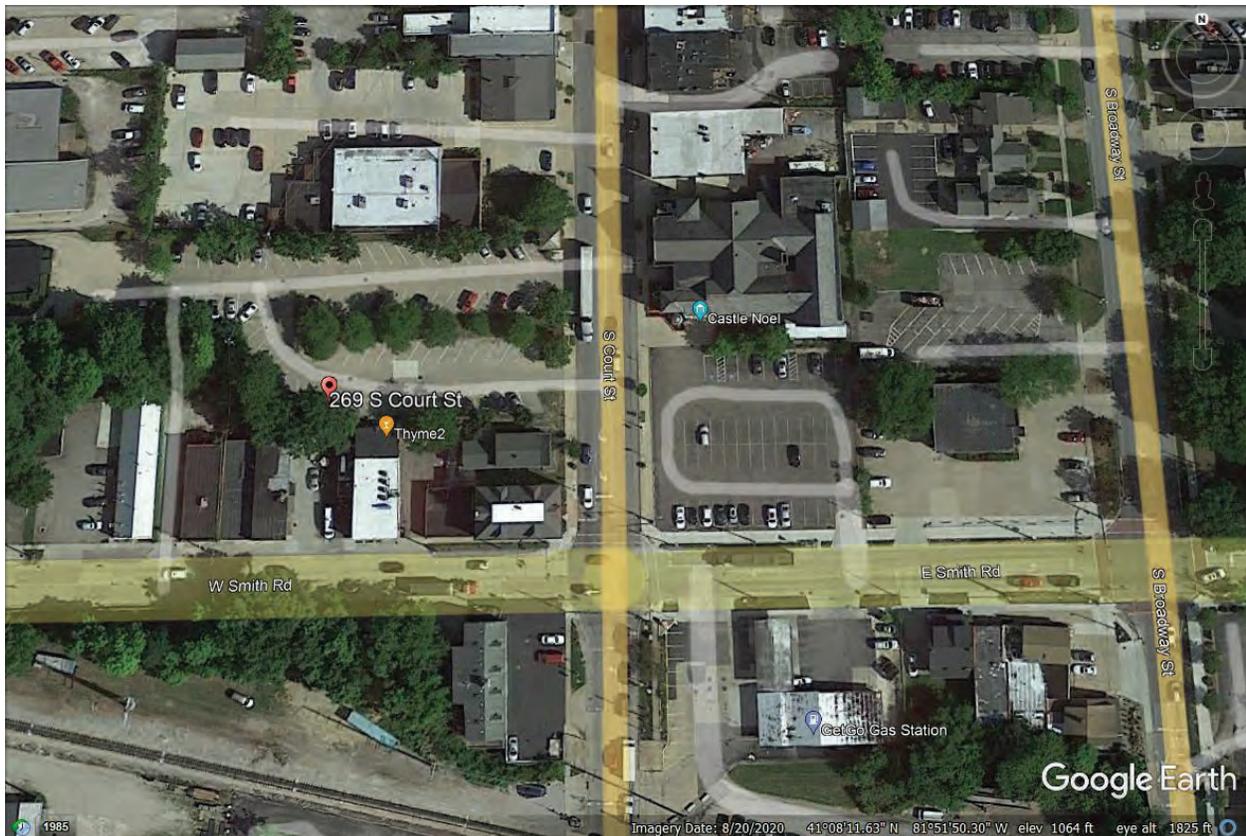
Surrounding structures are commercial buildings and related parking to the north, south and west. The building sits in very close proximity to South Court Street. Based upon the aerial image, the surrounding

fabric consists of commercial and institutional uses with related surface parking. This is the only residential property remaining in the immediate area.

HISTORIC SIGNIFICANCE:

It has been related that the existing structure was built in the mid to late 1800's. It has a cohesive and charming presence, with historic significance in its articulation and language based upon a mix of western reserve form with Victorian detailing. This could contribute to the fabric of an historic district with relative residential structures. However as a stand-alone structure in a commercial district, its historic significance and lack of surrounding site limits its contribution.

Based upon the use of ½ sawn trees and rough timbers, as a means of supporting first floor joists, we would assume the initial construction to be in the mid to late 1800's.



It has been reported that the structure was moved from the corner property to the south at approximately the turn of the century. This is evidenced by a poured-in-place concrete foundation, below the stone and brick foundation. This is a common means of providing a full basement for homes with a crawlspace to provide for modern utilities, HVAC and hot water heaters.

EXISTING CONDITIONS

Overall: The building has been unoccupied for a limited period of time. Prior to this the building has been used as a two unit residential structure (one unit up, one unit down) with a basement used for

utilities. We would surmise that it was a single-family residence which has been converted to a two unit rental. The structure has been kept 'warm, safe and dry' maintaining the integrity of the structural frame, exterior envelope and interior spaces. There is little or no evidence of water or moisture intrusion (a small amount in the basement).

The building is not currently accessible and it is not required to be. The entry into the building from South Court is from the sidewalk with two steps into a common vestibule with two doors for each unit. There is a stairway at the north side from the vestibule to the upper unit.

HVAC – There is a furnace for each unit (lower in the basement, upper in a closet off the living room) with condenser's at grade, on the south side of the building. The electrical system has been updated with circuit breakers. No knob and tube wiring was observed. There is a sub-panel at the upper unit of apparent sufficient capacity.

There is currently no survey of the existing environmental (hazardous materials/ACM) conditions. Based upon observations no evidence of Asbestos Containing Materials was observed. Based upon the vintage of the building, it should be assumed that lead based paint has been used.

Interior Layout/Organization:

Overall the two units are in reasonable good/clean condition for a modest rental unit. There is evidence of work underway to make interior improvements to the units.

First Floor – Access from street from the common foyer into a living space with hallway, between the two bedrooms. Walking west, through the hall arrives at the dining room, open to the kitchen. A full bath is at the south side of the dining area. There is an additional room at the rear of the first floor and an exist to the exterior.

Second Floor – An interior stair, from the common foyer allows for access. There is a living room with access to the second floor porch and a utility closet with a furnace (west side of living). There is a full bath at the northeast corner, doorway adjoining the stair kneewall. Bedroom door and kitchen access at west side of living area. Kitchen is beside the bedroom as you move west. There is a back living area/bedroom with a full bath at the west side, accessed through kitchen.

Basement – The basement is constructed of stone and brick foundation walls, with timber first floor framing, for a residence of this vintage. There are mechanical systems for plumbing, HVAC and electrical. Communications systems were not observed. Extensive shoring has been provided to provide added support for the floor joists (1/2 trees and cut timbers) based upon their excessive spacing. Specific conditions of cracked and rotted timber connections were observed. (see Appendix)

This shoring consists of 5 – 6" diameter tree trunks with wood members to reduce the overall spans to The resulting head height and impact on the two areas within the basement does not allow for the space to be functionally occupied.

Based upon observations, the existing hot water heaters, furnaces, water and electrical service panels appear to be of a reasonably functional vintage and condition. Systems were not operational upon review.

Attic – an access panel is available to the attic. Observation was limited. No water penetration was observed at the second floor ceiling areas.

EXTERIOR ENVELOPE

Roofing – existing asphalt shingles. No evidence of leaking observed, assume that existing roof is adequate. There was also no sign of deflection in the ridge framing, this indicates that the structural frame is sound and that the building has not been subject to excessive water intrusion.

Siding and trims require painting however with some exceptions the existing painted wood siding (shingles at the lower level and lap siding at the upper) are in good condition and have been well maintained over the years. and painted wood eaves at the porch. At the west side of the house there has been demolition of a rear porch, the door opening remains and siding has not been patched.

Existing front porch is constructed of a wood framing and decorative trims. As observed, this is the one area that has been subjected to degradation, the railing/sill cap is rotted and has been badly repaired. The original flooring has been covered with a layer of plywood (unfinished) that is not flashed at the walls, allowing for potential water infiltration. There was no damage observed at the interior, indicating that the original 'weatherproof' floor may be covered?

The basement walls appear to be of two vintages, one constructed of stone, a second constructed of brick. All of the stone and masonry units appear to be in place (little or no displacement due to water infiltration). There are signs of tuckpoint for maintenance and there is the need to provide for additional tuckpointing. Some of the bricks have spalled which is typical for a residence of this period, due to the 'softness' of the brick. The firing process at the time was not as hot or consistent as today's standards.

CODE EVALUATION

This structure has been established as a residential (rental) occupancy and as such it can be used for this purpose again. Current layout for the building does not provide for a common method of separating tenants. The two units have living, sleeping, kitchen and bath spaces, providing for occupiable units. Bedrooms are small but allow for code compliance with the following exceptions

- The rear room, including a bedroom and full bath does not have a code compliant access opening, steps, or head height to provide for current code compliance.
- Windows at the upper floor have very low sill heights, that would require that the glazing be tempered. Designations were not observed.
- For the stairs up to the upper unit, a railing would be required for the first ½ flight.
- Smoke detectors to be provided and made operational.
- Size and operation of windows for exiting bedrooms to be verified.
- The railing height at the second floor porch, is not code compliant.

- Door at west wall of the second floor requires infill with a window.
- Stair to basement is not code compliant for head height, treads and risers.

FUNCTIONALITY - The building is functional for its previous residential purpose.

RECOMMENDED WORK SCOPE

In order to achieve a minimum updated standard for a residential use and occupancy, the following work scope is offered for consideration with estimates of probable cost. This is not intended to be an exhaustive recommendation of all items to be completed to address the structural alignment and leveling of the frame of this building. Some degree of 'misalignment' of framing that is no longer (or never was) level is not unexpected in a structure of this vintage, it is also expected that some of this was initiated at the time of the structure being moved and reset on a foundation.

Site:

At this time the site could not be observed due to snow. Based upon the size of the contiguous site around the structure. It is assumed that there is minimal, if any work that is required or practical.

- Not Applicable

Basement:

First floor framing – There is a significant amount of 'shoring' that has been installed to reduce the span of structural timbers, due to a spacing that exceeds the standard for adequate support. In order to align the framing to an acceptable degree of level to a point of removing, it is necessary to integrate conventional floor joists, 'sistered' to each side of a timber. Structural support will be required at the perimeter and interior points of bearing.

- \$48,000
- \$5,000 (Design and Engineering)

Please note: this does not propose to make something that has been out of level for decades, level again.

Exterior sub-grade waterproofing.

- \$30,000

Tuckpointing and repairs, interior and exterior.

- \$7,500

Exterior:

Exterior porch reflooring and flashing with provisions for drainage. Repair trims and railings.

- \$8,000

Exterior trims, siding repairs and widow/door replacement.

- \$6,000

Exterior painting.

- \$19,000

Systems: HVAC, Plumbing and Electrical:

Assuming that existing systems can be repaired and made functional

- \$3,500

Interiors: Completion of work which has been initiated, with completion of kitchen and bathroom fixtures and finishes.

Painting and carpeting with floor finishes.

- \$12,000

Code Compliance:

- \$7,500

TOTAL of estimated probable costs: \$146,500

SUMMARY

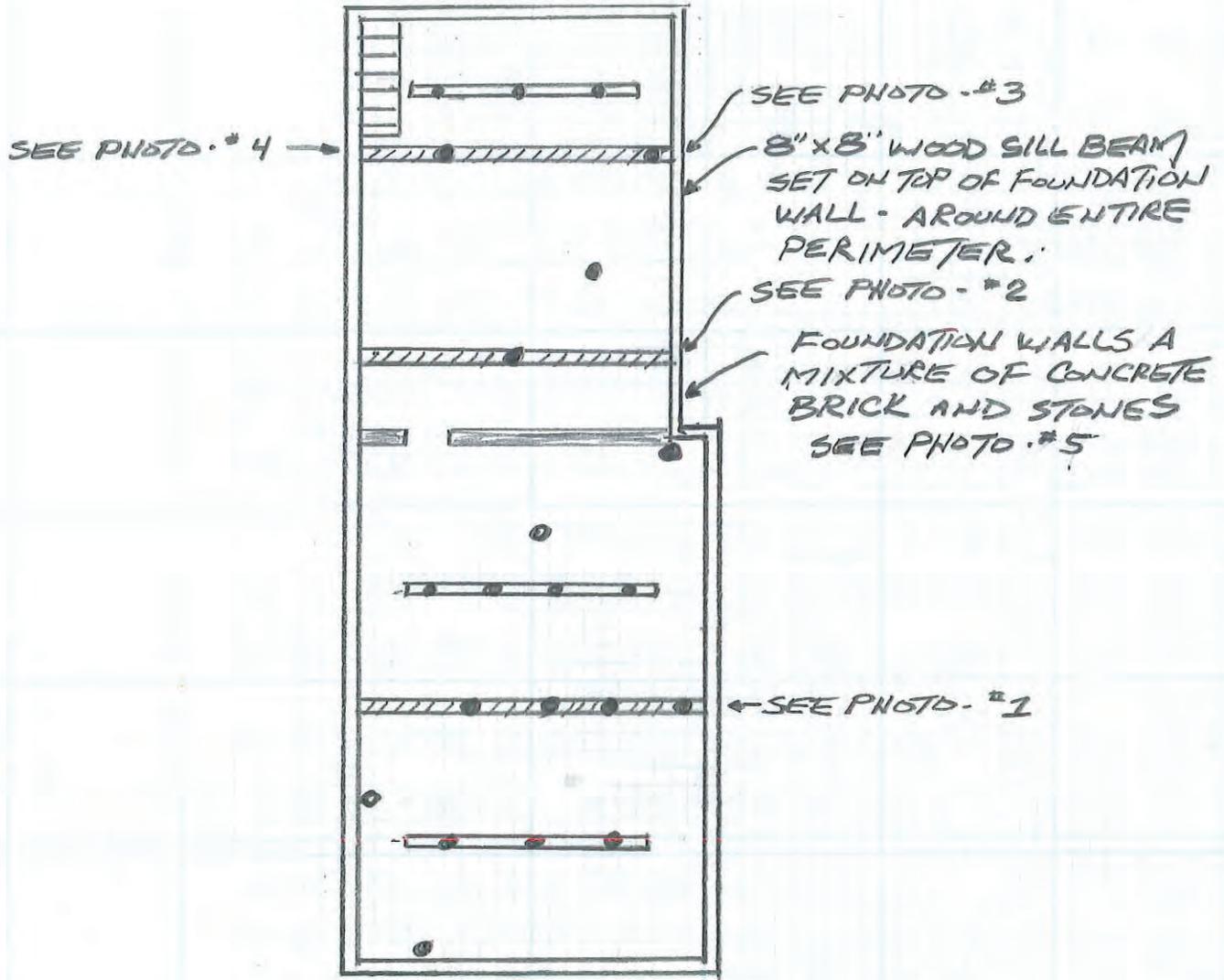
This residence suffers from many of the conditions and circumstances for a structure of this vintage, relative to its structural framework and general condition. most of these can be remediated to an acceptable condition with a fairly significant investment. The issue is if the house and structure warrant's this investment within the surrounding context? These are two very modest living units, with small rooms and layouts that defy modern convention and desirability. There is no parking or exterior space as an amenity. The living units are within 15' of a very busy commercial street.

Any historic value or features that this house may have is lost and of little or no value within the context that exists today.



277 SOUTH COURT ST. - BASEMENT

N →



COURT ST.

8" x 8" ORIGINAL BEAM 

4" x 4" REPAIR BEAM 

8" ORIGINAL BRICK WALL 

REPAIR POSTS - - - - - ● SEE PHOTO #6



Photo - #1 main beam rotted at foundation wall- North side of basement

02/17/2022 11:39



Photo - #2 main beam rotted and splitting at foundation wall- North side of basement main sill beam is twisted outwards at the top

02/17/2022 11:40

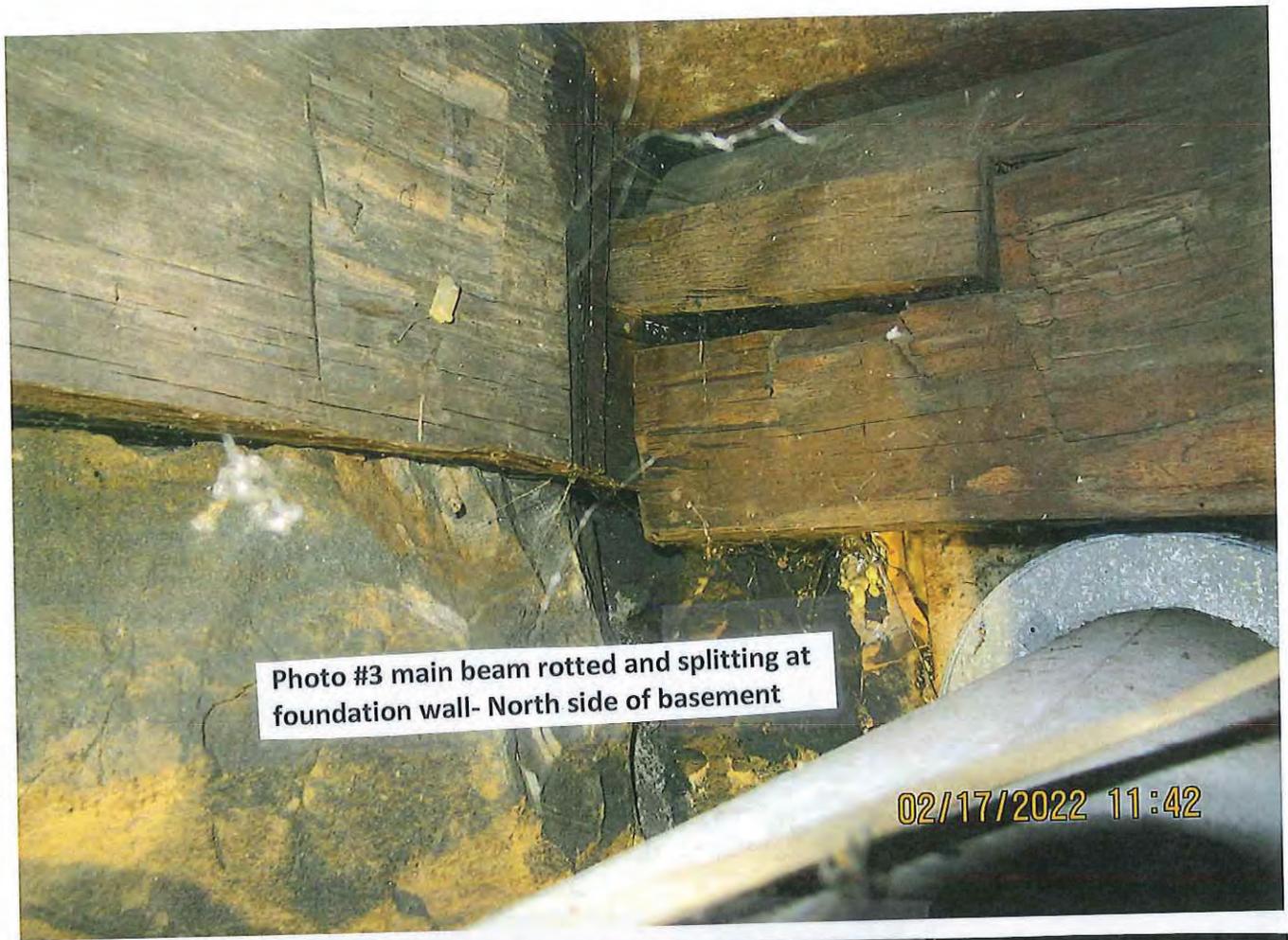


Photo #3 main beam rotted and splitting at foundation wall- North side of basement

02/17/2022 11:42

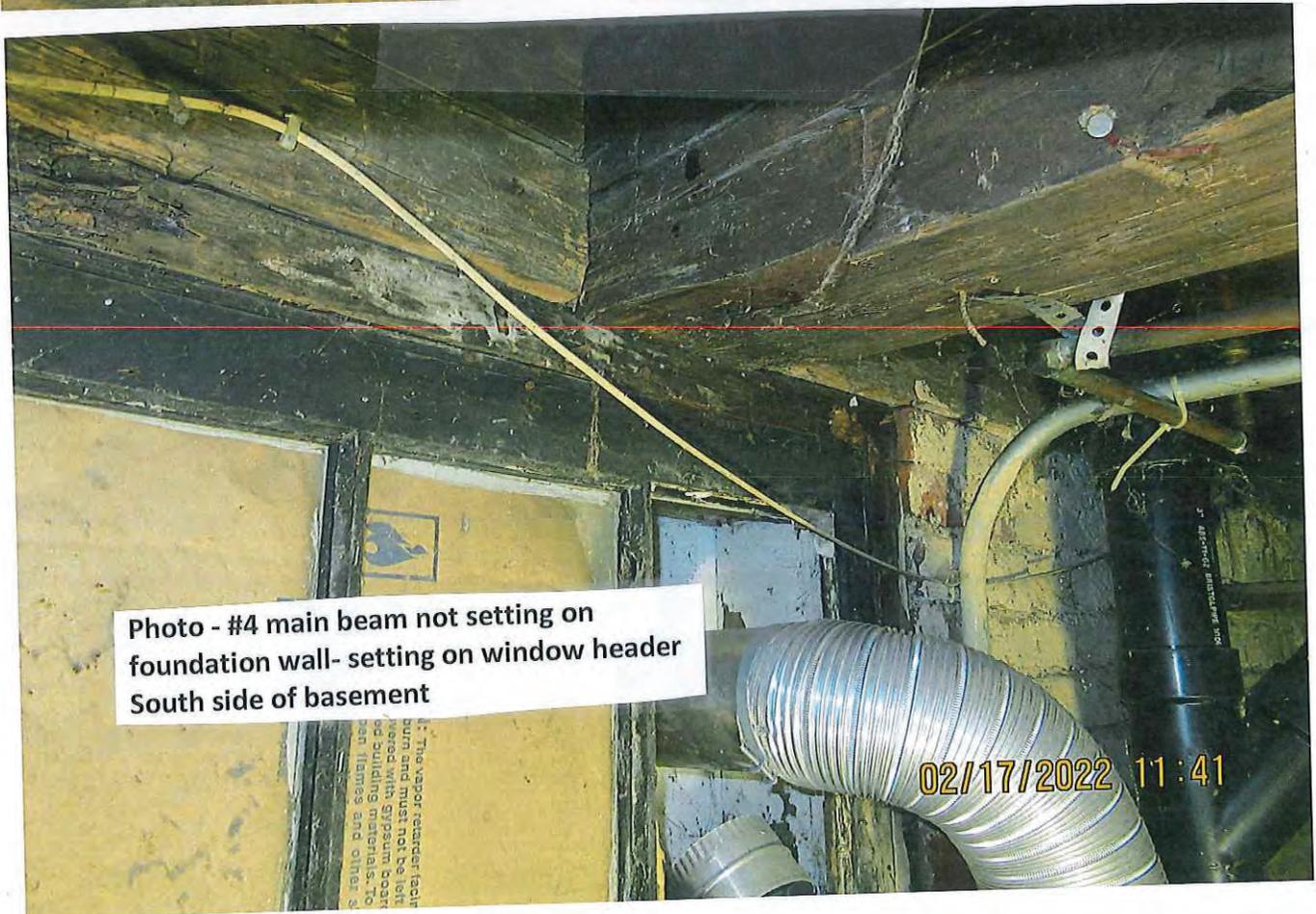


Photo - #4 main beam not setting on foundation wall- setting on window header South side of basement

02/17/2022 11:41



Photo - #5 Foundation walls
Constructed of concrete, stone and bricks





Photo - #6 – 22 repair columns
Installed throughout the basement



277 SOUTH COURT ST. ·
EXTERIOR ELEVATIONS

N →

SEE PHOTO.#3
REAR

EXTERIOR WALLS
ARE BALLOON
CONSTRUCTION

↑ HOUSE IS OUT OF
PLUMB TO THE
WEST 6 1/2" IN 17'

SEE PHOTO.#4 →
SOUTH SIDE

WALLS ARE - OUT
OF LINE - WAVY -
OUT OF PLUMB
BOTH SIDES

← SEE PHOTO.#2
NORTH SIDE

HOUSE IS OUT OF
PLUMB TO THE NORTH
5 1/2" IN 17'

SEE PHOTO.#1 + #5
FRONT

FRONT PORCH
IS OUT OF LEVEL
1/2 PER FOOT
TO NORTH & EAST

SOUTH COURT ST.

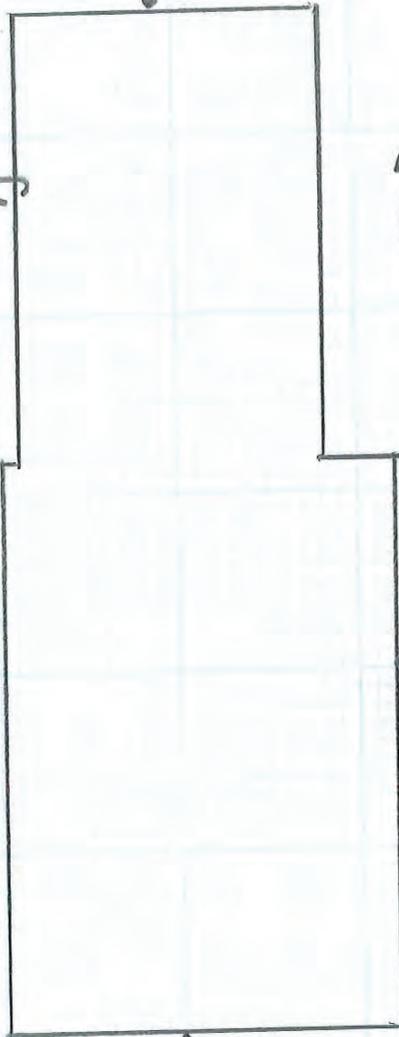




Photo - #1 Front of House - East





Photo - #2 North Side of House

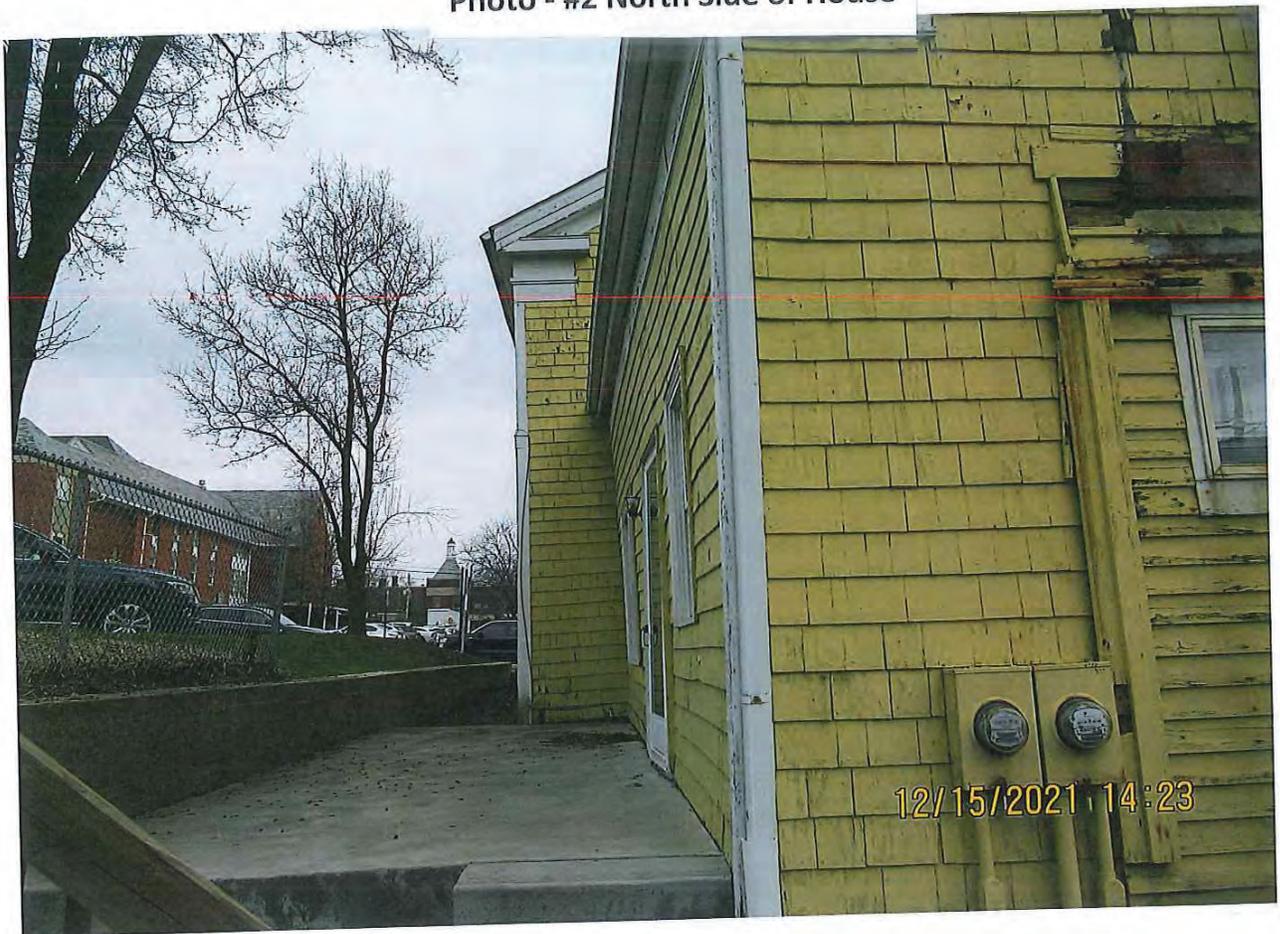




Photo - #3 Rear of House – West



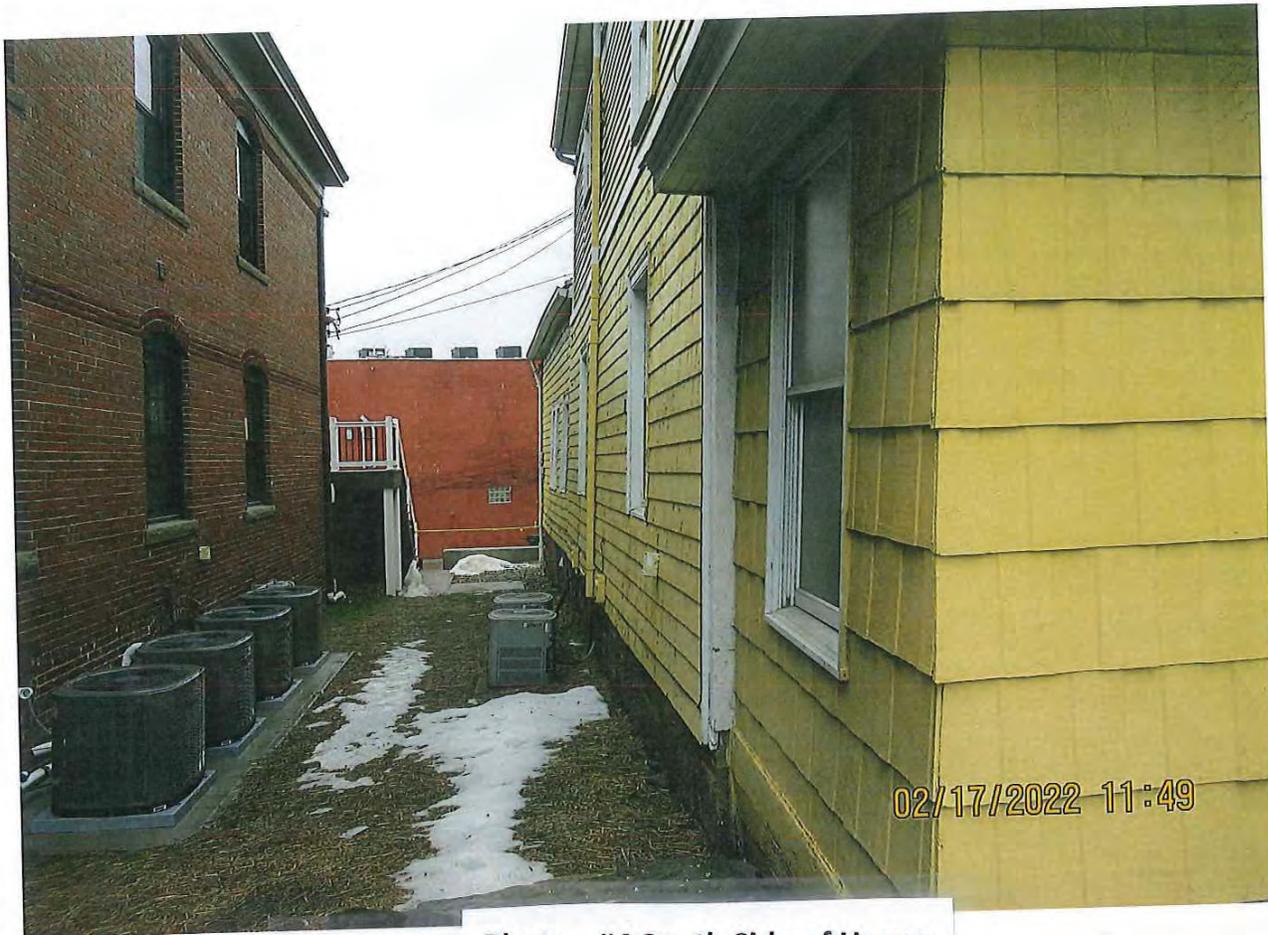


Photo - #4 South Side of House



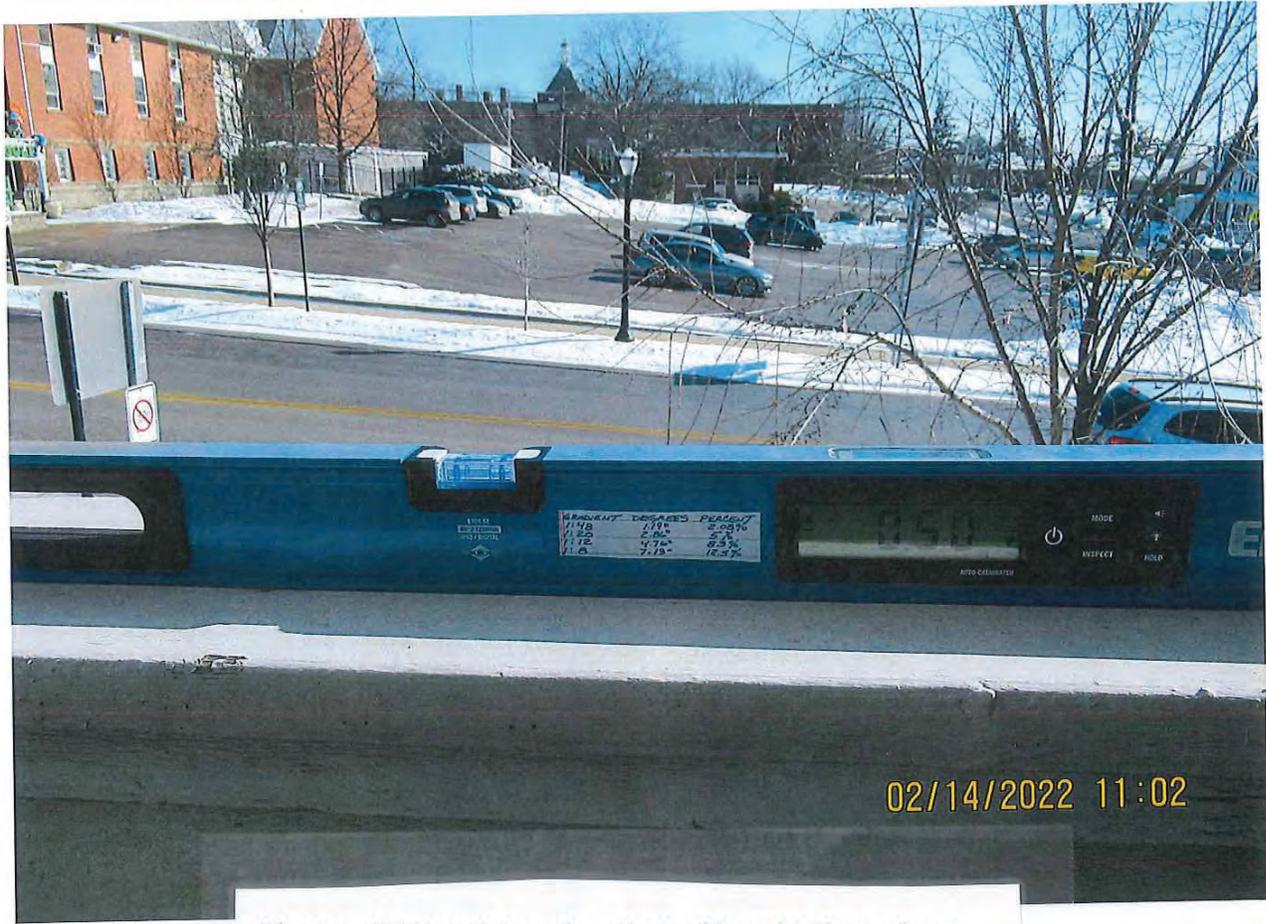
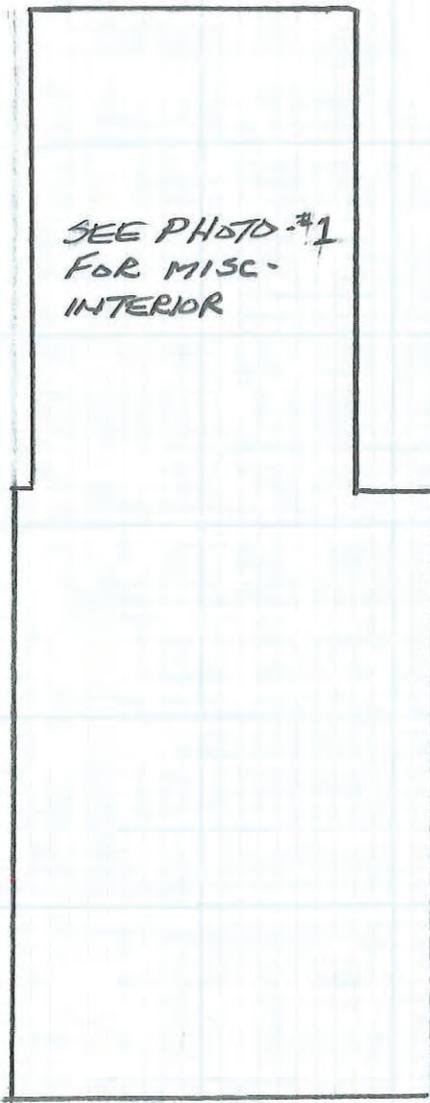


Photo - #5 Front Porch – Out of level ½” per foot
Both to the North and East



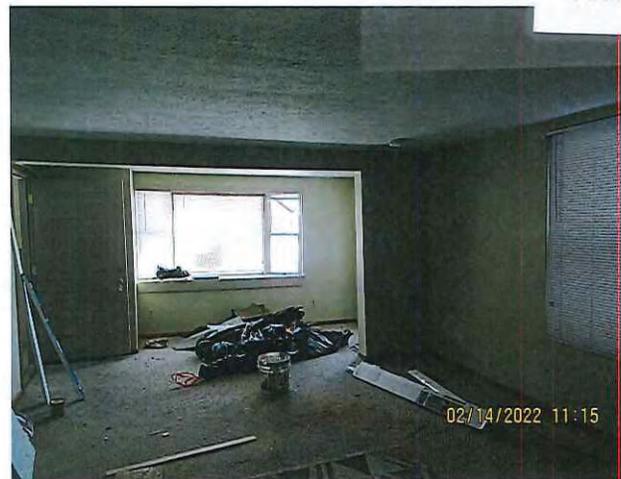
277 SOUTH COURT ST. - 1ST. FLOOR



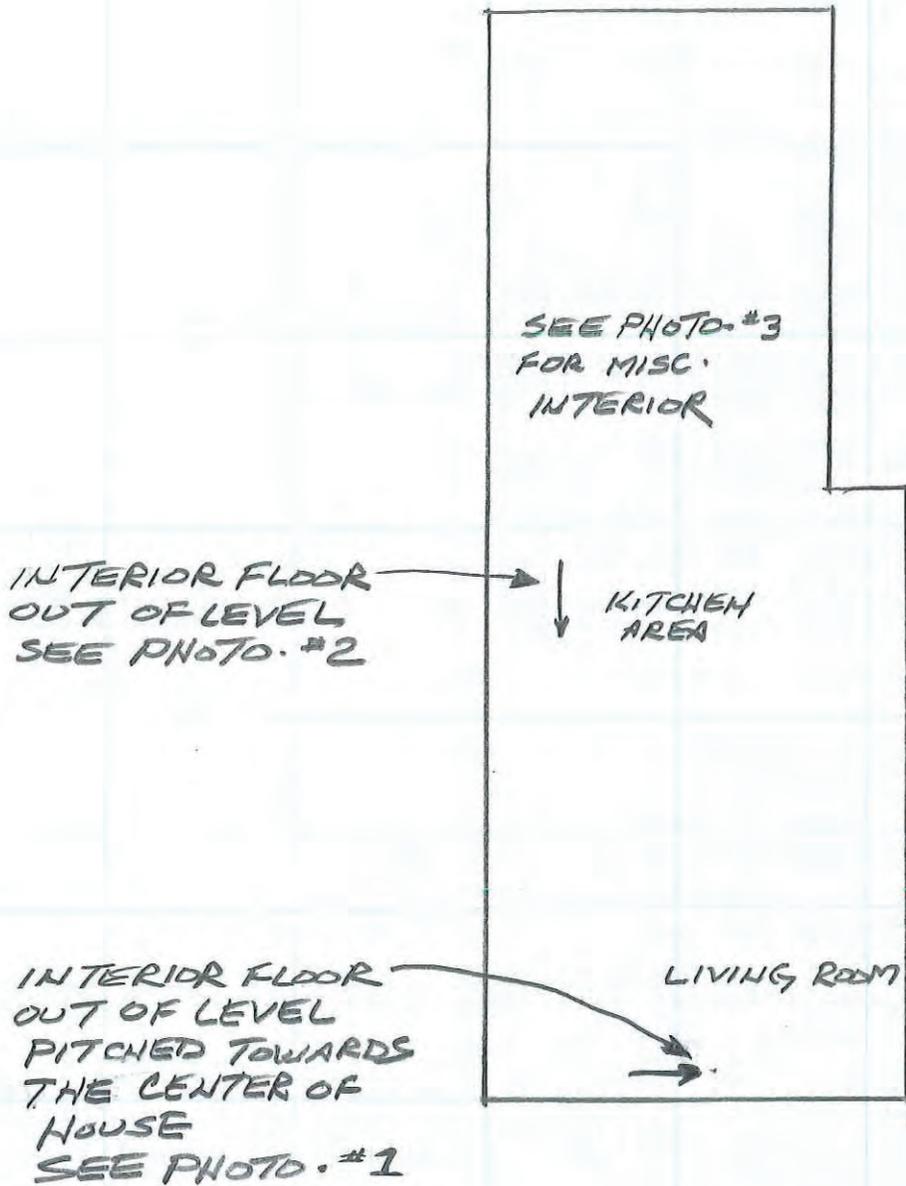
SOUTH COURT ST.



Photo - #1 First Floor – Miscellaneous Interior photos



277 SOUTH COURT ST. - 2ND FLOOR



SOUTH COURT ST.



Photo - #1 Second Floor - front of house (Living Room)





Photo – #2 Second Floor - middle of house (Kitchen)

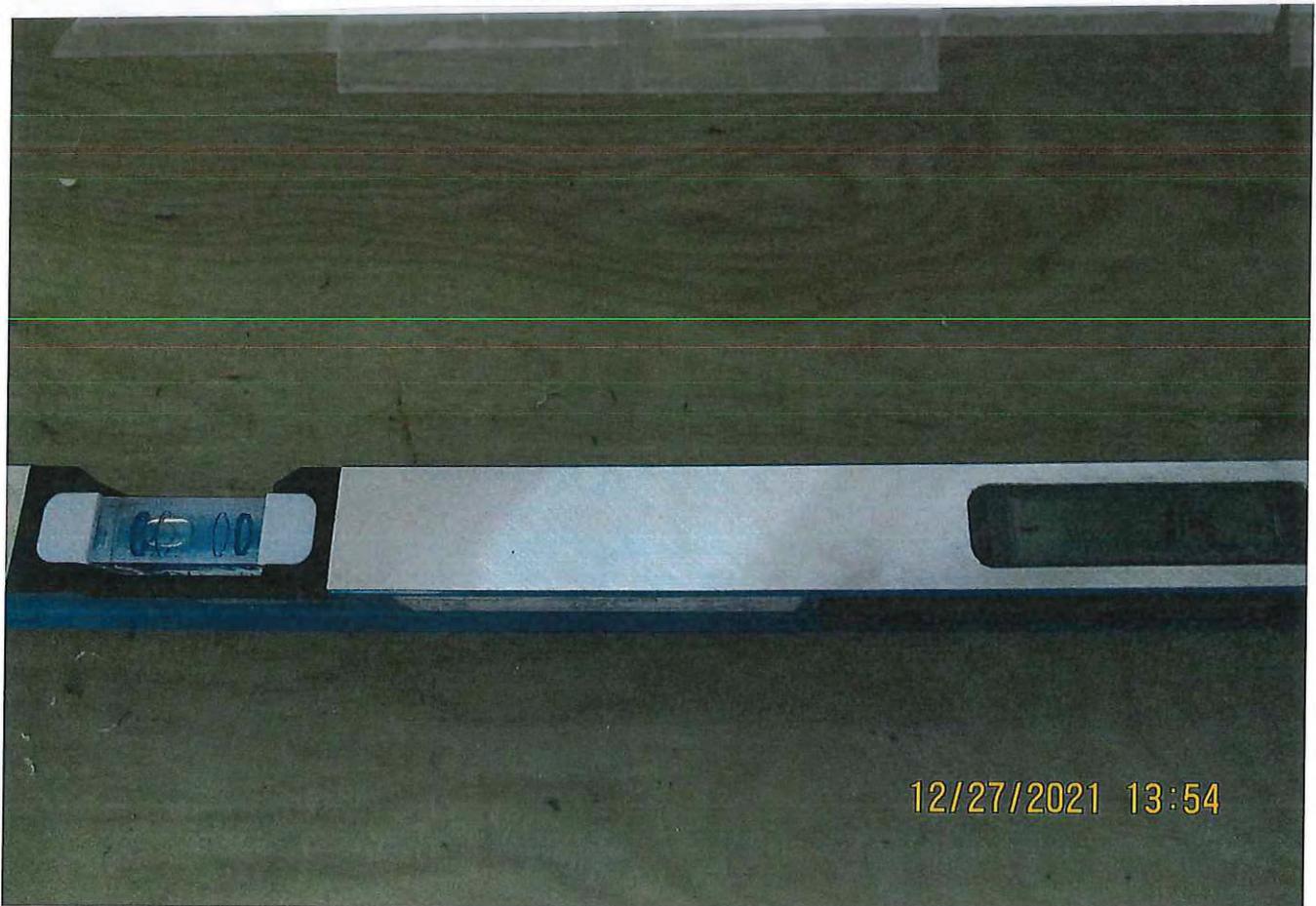




Photo - #3 Second Floor - Miscellaneous Photos



F.

Historic examination of the building by
Naylor Wellman, LLC

HISTORIC PRESERVATION SERVICES

ARCHITECTURAL & HISTORICAL REPORT



277 S. COURT STREET, MEDINA, OH

Prepared for

The City of Medina, Ohio

February 18, 2022

NAYLORWELLMAN, LLC
HISTORIC PRESERVATION CONSULTING
RETAIN ✦ RESTORE ✦ REVIVE

DATE: February 18, 2022

PROPERTY ADDRESS: 277 S. Court Street, Medina, OH

TO: Andrew Dutton, Community Development Director, City of Medina

FROM: Wendy Naylor, Naylor Wellman, LLC, Preservation Consultant

OVERVIEW

At the request of the City of Medina, Naylor Wellman is providing this Architectural & Historical Report to assist in review of the Owner Application requesting demolition of 277 S. Court Street. The City is specifically requesting an analysis of the 277 S. Court Street building history, historical architecture, and contribution to the local historic district. The property is located within the local Public Square Historic District, Ord. 145.05, bounded by Smith Road, Jefferson Street, Friendship Street and Elmwood Avenue.

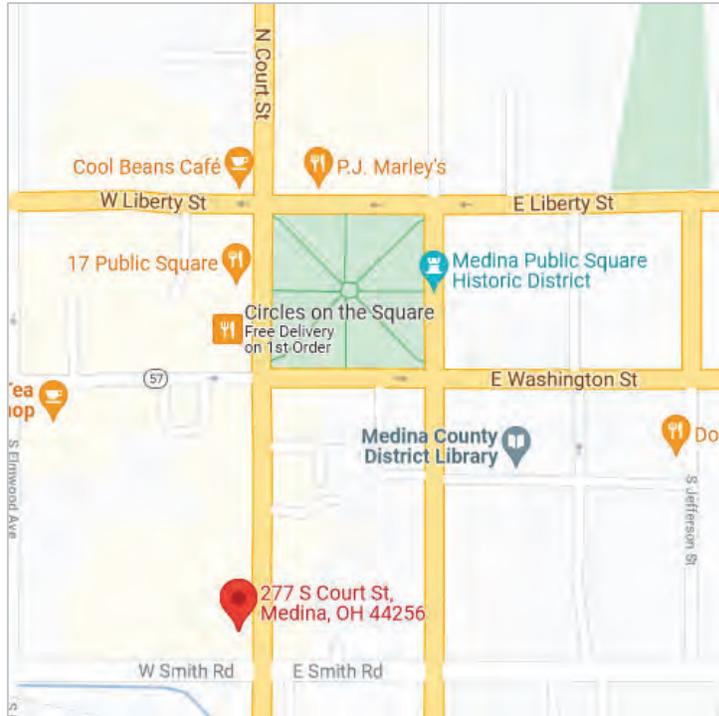
QUALIFICATIONS

Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

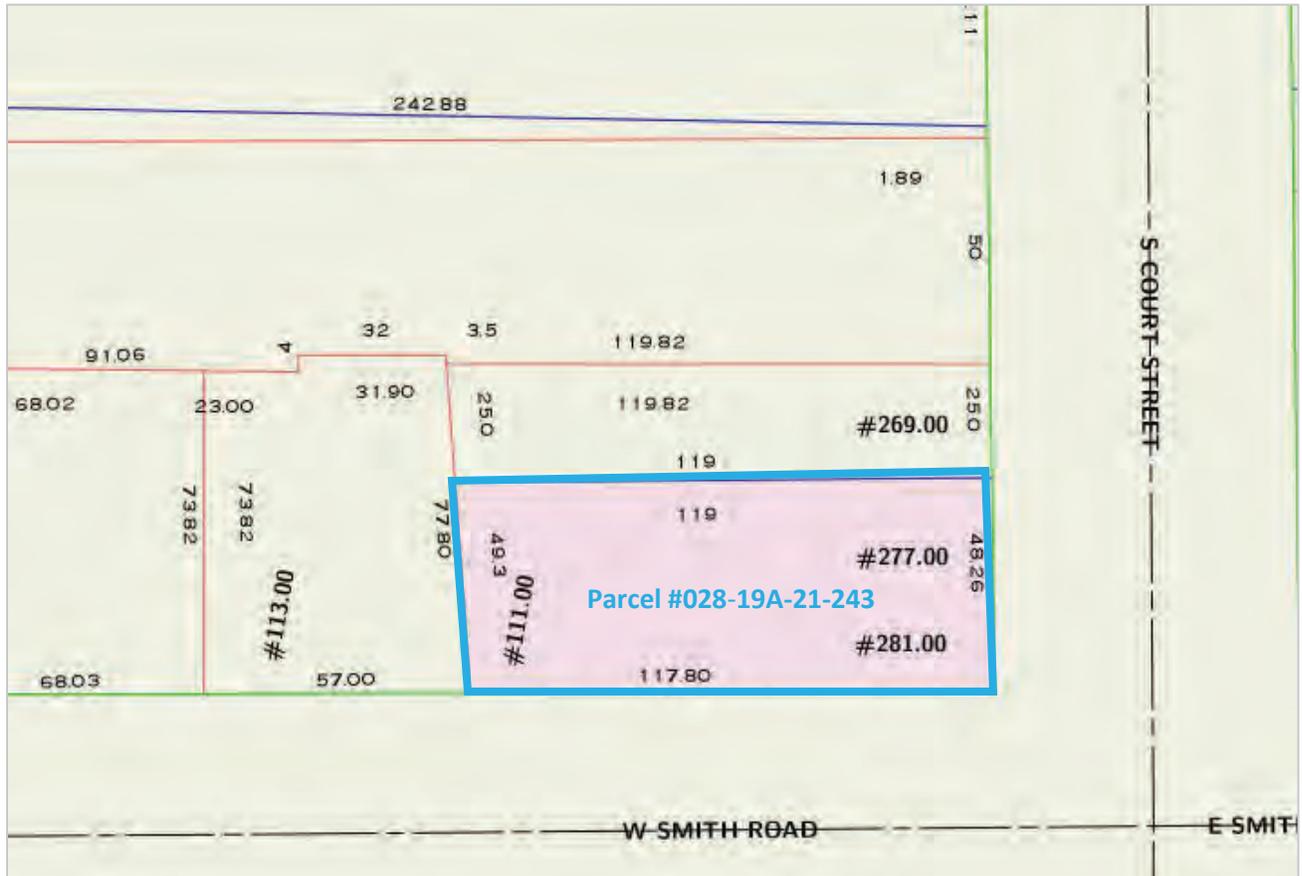
Sources

- ✓ Site Visit – February 16, 2022
- ✓ Owner Application for Demolition dated 1/20/2022
- ✓ Cramer Engineering, Structural Engineer's Report dated 12/22/2022
- ✓ Medina County Engineer's Office, Tax Maps 1835,1836,1900
- ✓ Medina County Auditor's Office
- ✓ Medina County Tax Duplicate, Medina County Historical Society
- ✓ Sanborn Fire Insurance Maps 1885,1892,1902,1911,1923,1932
- ✓ Map of Medina County, Ohio. Philadelphia: Mathews and Taintor Publishers, 1857
- ✓ Combination Atlas Map of Medina County, Ohio. Map of Medina. Chicago: L.H. Everts, 1874
- ✓ *Medina Sentinel*
- ✓ Ohio History Connection Mapping
- ✓ Hyde, Robert. *Beyond the Storefronts*. Available at <http://www.medinasquare.org/>
- ✓ Medina National Register Nomination (NR,75001483)
- ✓ City of Medina Ord. 145.05, 145.08
- ✓ Clarey, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company,1994
- ✓ Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historic Preservation Office, 1992

LOCATION and PARCEL MAPS



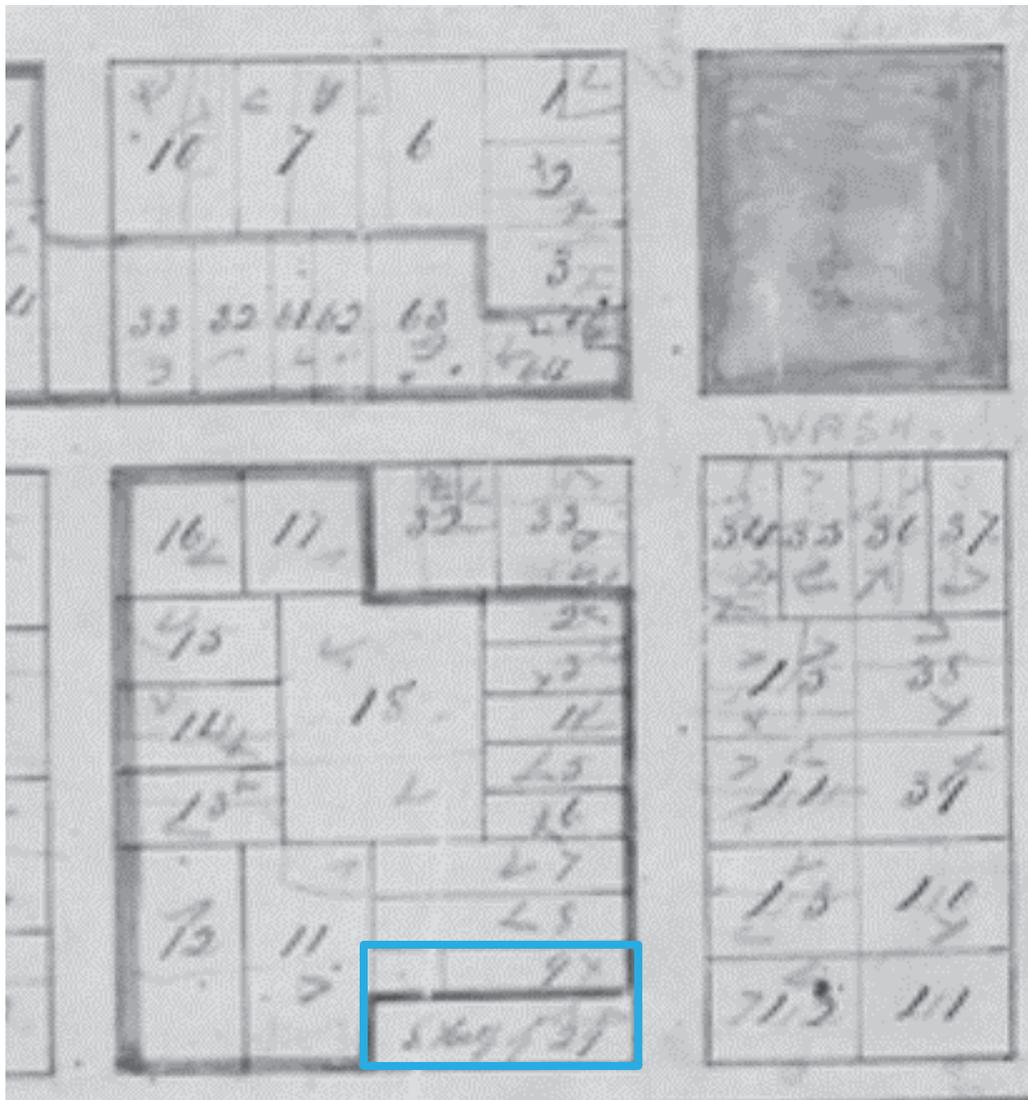
Medina County Parcel #028-19A-21-243, Lot 362
277 S. Court Street



HISTORY

Research did not reveal the original owner of the house. Milton Lorenzo Hatch (1837-1903) and wife Sarah Hatch (1841-1882) appeared to live in the house in ca. 1865, based on Plat maps beginning in 1835.¹ Tax duplicate records were difficult to follow for 277 S. Court Street due to Lot 29 and Lot 9 being closely intertwined with numerous subsections. The 1857 Map is the earliest map indicating a building on the property.

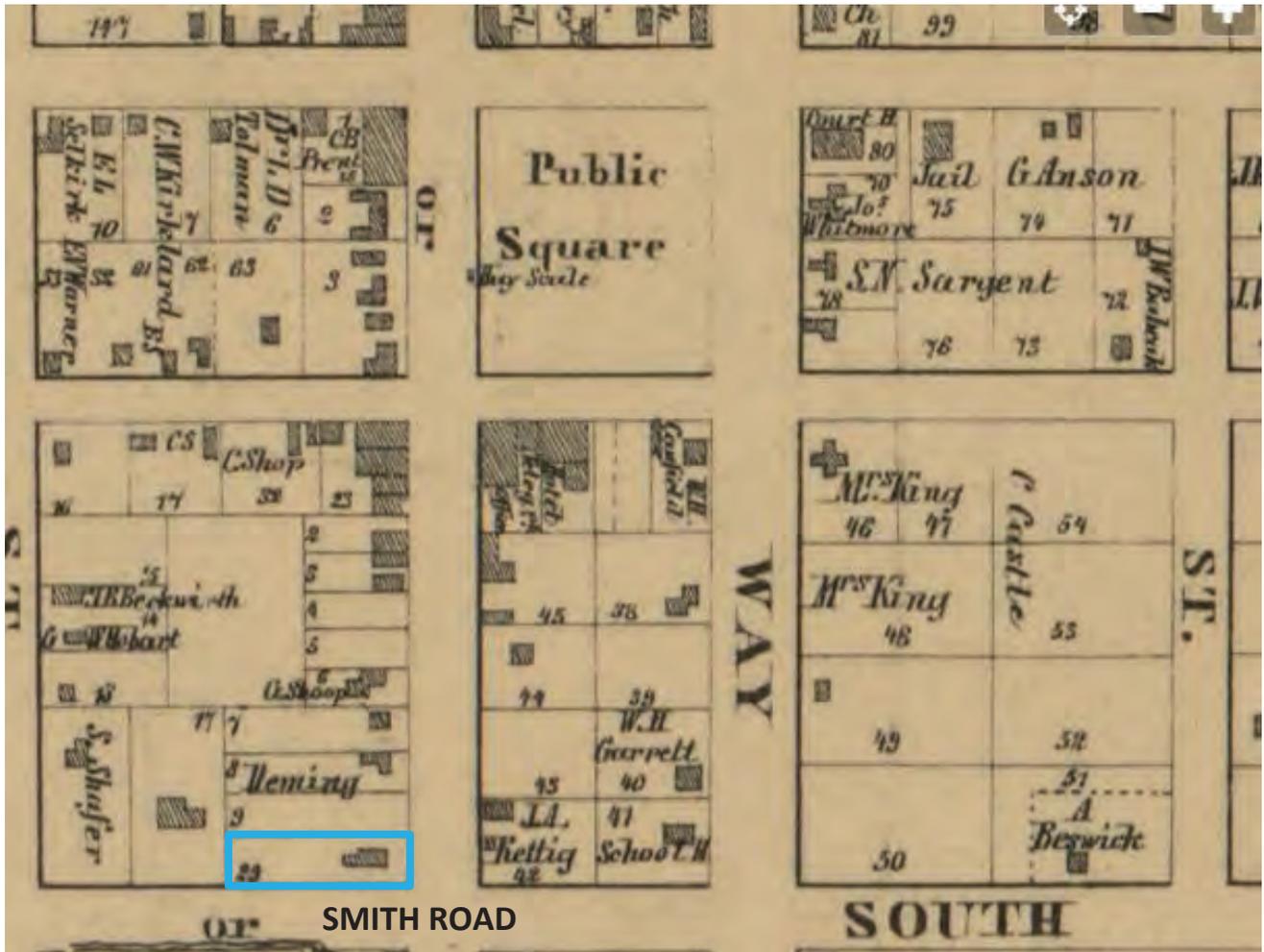
**1836 Village of Medina, Tax Map, Medina County Engineer's Office
277 S. Court Street, Sublots 9 & South Half of 29 outlined in blue**



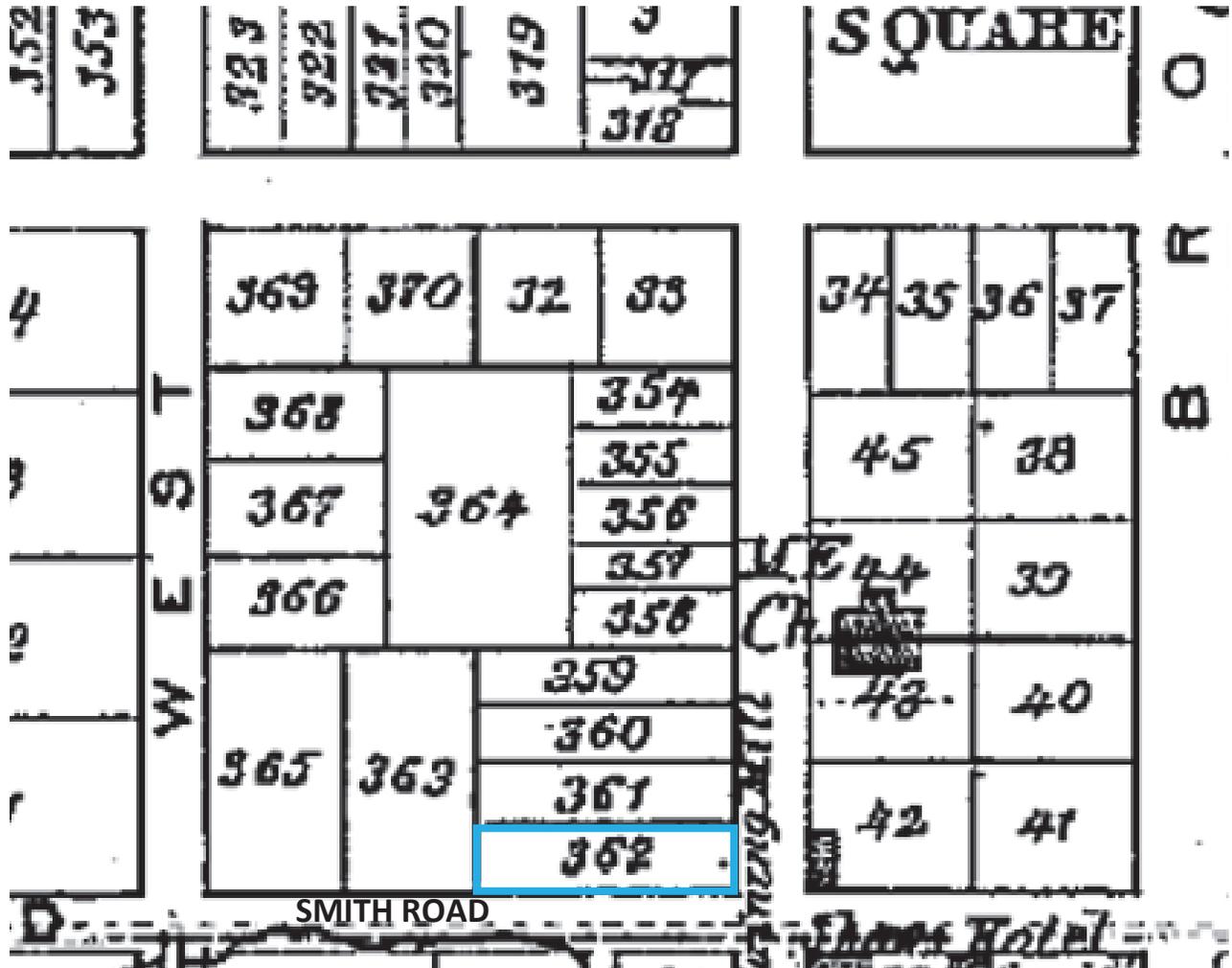
¹ Medina County Engineer's Office, Tax Maps 1835.

1857 Map of Medina

Map of Medina County, Ohio. Philadelphia: Mathews and Taintor Publishers, 1857. Library of Congress
Building on Village Lot 29, outlined in blue

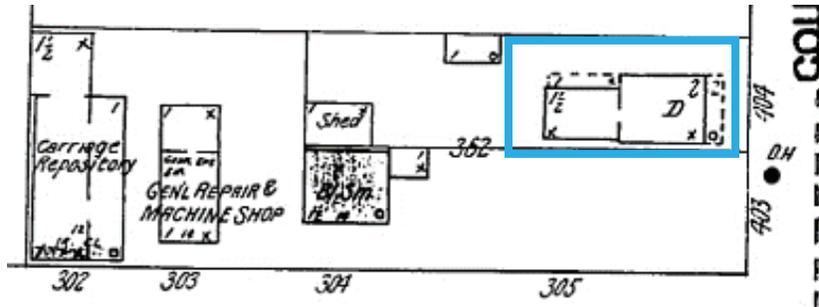


1874 Map of Medina
 Combination Atlas Map of Medina County, Ohio. Map of Medina.
 Chicago: L.H. Everts, 1874, p. 51.
 Village Lot 362 (Formerly Lot 29), outlined in blue

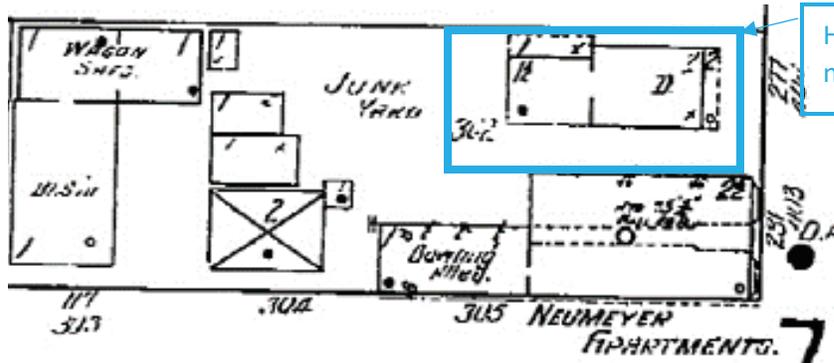


In 1904, the building was moved 20 feet to the north by owner O.V. Neumyer on existing lot 362 (old village lot 29) to accommodate construction of Neumeyer [Neumyer] Apartment Block at the corner of Smith and S. Court. At the same time in 1904, the 277 S. Court house was equipped “with all modern improvements.”²

1902 Sanborn Fire Insurance Map
 277 (404) S. Court NP Lot 362 (Formerly Lot 29)



1911 Sanborn Fire Insurance Map



House Moved - *Medina Sentinel*, 1 December 1904

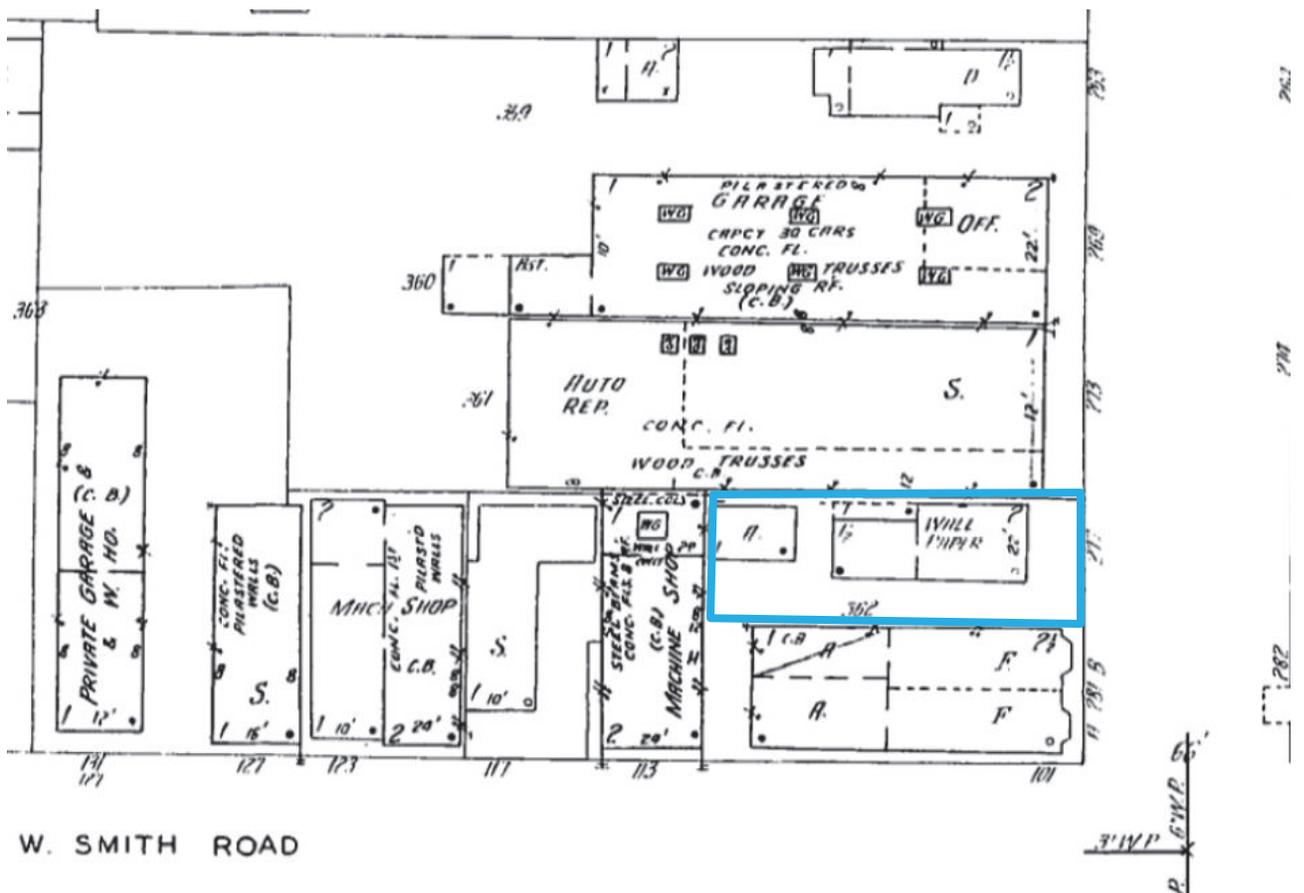
Last week Andrew Greisinger sold to John Huffman the dwelling just north of the Neumyer block on South Court street for \$1500. Later Mr. Huffman sold the building to Mr. O. V. Neumyer, who will move it twenty feet north of its present location and equip it with all modern improvements.

² *Medina Sentinel*, 1 December 1904.

More recent uses of the house since its conversion to commercial use include operation as Sprinkle Wallpaper House by proprietor John W. Sprinkle (1916-1922) and Daniel Webster Sprinkle (1923-1935). The Medina Wallpaper Store followed with Anna and Frank Blazek, Props. (1935-36) and Lydia and Clarence Reinheld, Props. (1936-1944). Dr. J.M. Gilbert, optometrist, had an office in the building in 1936-37. Arthur Rose, Rose Upholstering, purchased the building with apartments and office/retail store from Dr. Gilbert as a rental property in 1938. In 1942, the building was converted into residential rental units. Mike Rose purchased the property in 2006. South Court LLC is the current owner of the property.³

1932 Sanborn Fire Insurance Map, 277 S. Court Street, NP Lot 362, outlined in blue

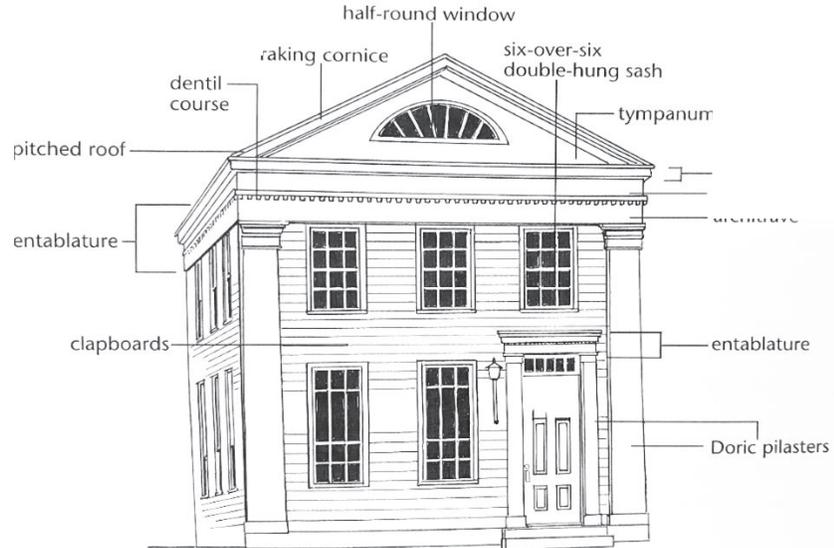
Commercial Use “Wallpaper”



³ Hyde, Robert. *Beyond the Storefronts*. 277 S. Court Street. Available at <http://www.medinasquare.org/>

ARCHITECTURAL DESCRIPTION

*Greek Revival Style*⁴



Common Elements:

- Gabled or hipped low pitch roof
- Ornamentation large compared to the whole
- Columns or pilasters, often Doric or Ionic orders
- Trabeated entrances, often recessed, with Latin cross or two paneled doors
- 9/6 or 6/6 windows
- Flat stone lintels and sills (usually sandstone)
- Cornice returns and heavy entablatures
- Anthemion, or Greek honeysuckle motifs, frequently used above doorways and on frieze panels
- Interior: Doric architraves with “Greek ears” at top of battered (tapered) sides, egg-and-dart and acanthus carvings; deep baseboards and post and lintel mantels; plaster ceiling medallions with foliated rosettes or anthemion in relief; wide wood floor and roof planks

Good examples of Greek Revival residential architecture maintaining architectural features and materials in Medina are 406 and 416 S. Broadway Street.

⁴ Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historic Preservation Office, 1992, 79; Clarey, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994, 106.

Ca. 1845 277 S. Court Street House, moved 1904

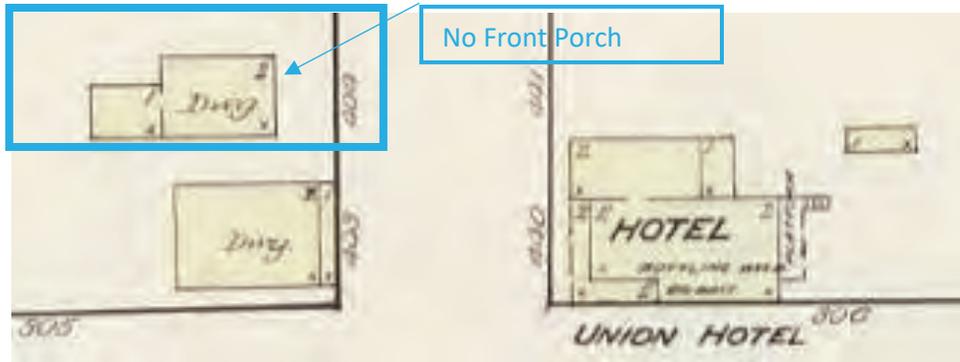
The two-story Front Gable ca. 1845 277 S. Court house with one and one-half story wing is wood balloon frame construction resting on a brick, stone and formed concrete foundation. The low-pitched roof and prominent cornice returns at the façade and rear gable ends with wide frieze bands extending along the side elevations below the eaves, wood corner boards and clapboard siding are characteristic of the Greek Revival style.



The façade full width flat roof two-story porch was added between 1885 and 1892, partially concealing the façade and obscuring the cornice returns. The rear wing was raised from one to one and one-half stories.

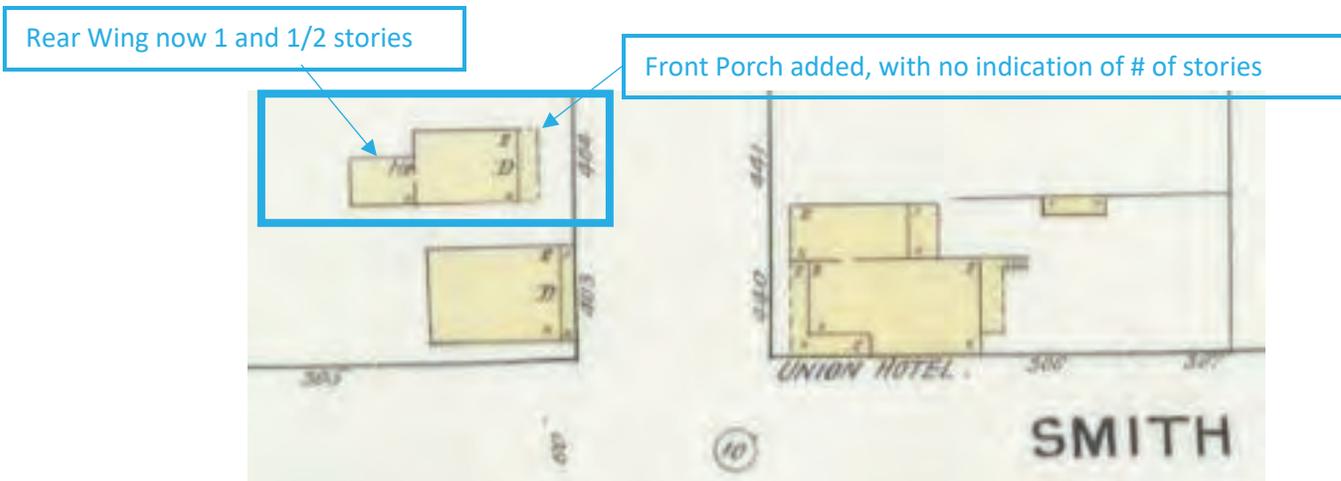
1885 Sanborn Fire Insurance Map

**Two-Story Dwelling House with one-story rear wing located at 404 S. Court (before address change to 277 S. Court)
No front Porch**



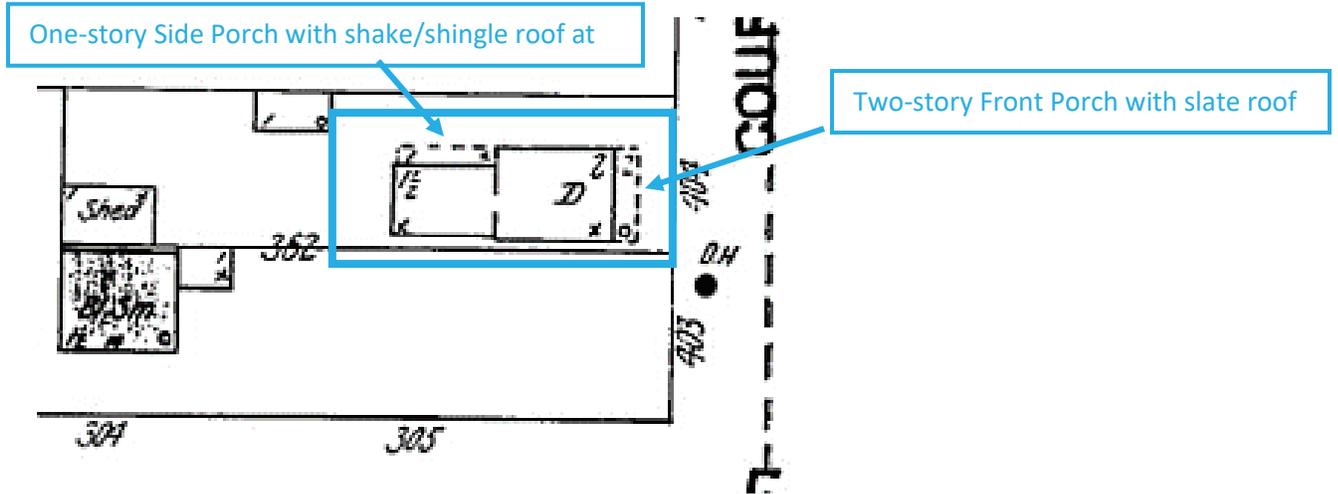
1892 Sanborn Fire Insurance Map

**Two-story dwelling House with one and one-half story rear wing
located at 404 S. Court (before address change to 277 S. Court)
With Front Porch added and rear wing raised to one and one-half stories between 1885 and 1892**



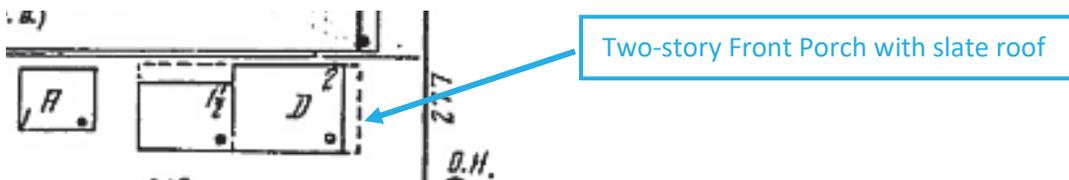
1902 Sanborn Fire Insurance Map, 277 S. Court Street, Village Lot 362

Dwelling House located at 404 S. Court. NP Lot 362 (before address change to 277 S. Court)
 With Two-Story Front Porch & One-Story Side Porch

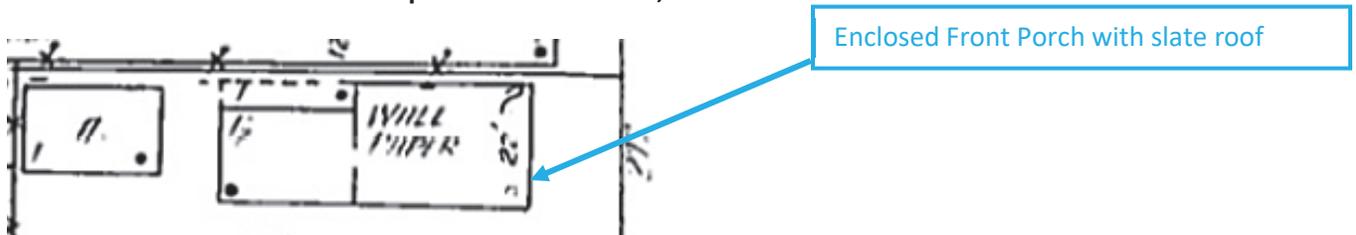


The first story of the porch was enclosed between 1923 and 1932 when the house was converted for commercial use as a wallpaper store. A contemporary bay window with central fixed pane window and flanking 1/1 double hung windows supported by simple brackets composes the south bay, likely to allow for the display of commercial goods. The contemporary single door entry is framed by wood fluted pilasters.

1923 Sanborn Fire Insurance Map 277 S. Court Street, NP Lot 362



1932 Sanborn Fire Insurance Map 277 S. Court Street, NP Lot 362





The house exterior is composed of first floor shingle siding separated by a wood band and clapboard siding at the second-floor level side elevations.

The porch shingle siding is differentiated by a wider reveal in contrast to the narrower side and rear elevation shingle siding. A faux slate shingle roof tops the first-floor enclosed porch.

Wide shingle siding covers an enclosed balustrade at the second floor with exposed Eastlake style chamfered columns with single brackets that likely were originally repeated at the first-floor porch before enclosure.



A central entry door flanked by 1/1 and single pane windows compose the second-floor porch.

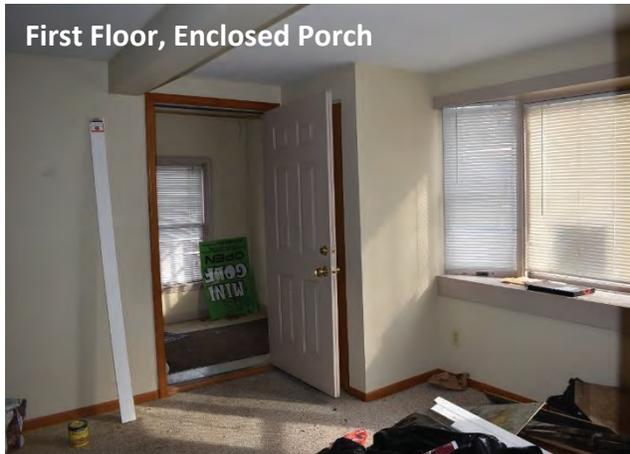


The rear wing repeats the cornice returns, wide frieze, corner boards, proportion, and scale of the front portion of the house. A north full width side roof porch with entry was added to the addition between 1892 and 1902 and has been removed. The overall roof is asphalt shingle. The windows are wood and vinyl replacement and do not exhibit the characteristic 6/6 configuration of the Greek Revival style.

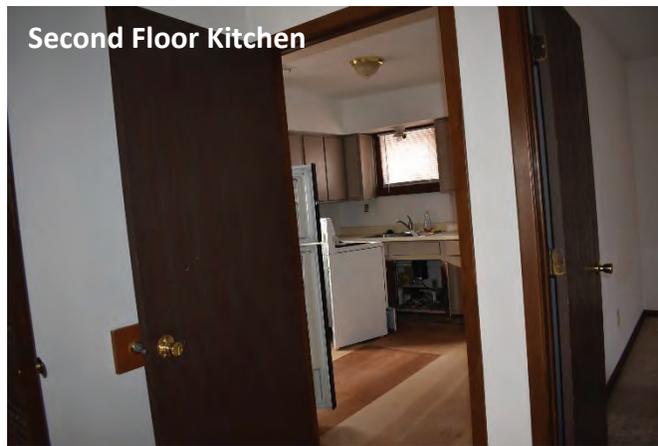


The interior has been significantly altered with contemporary drywall, catface finish ceiling and simple stained non-historic wood trim.

First Floor



Second Floor



The basement foundation materials are composed of brick, stone and formed concrete and support relocation of the building 20' north of the original on the property. The basement exhibits hand hewn and timber beams which have been sistered with milled wood and reinforced with contemporary wood beams. Metal posts and timbers reinforce the first floor.

Basement



The attic reveals balloon framing and wide wood plank sheathing below an asphalt shingle roof.

Attic

Balloon Frame & Wide Roof Planks



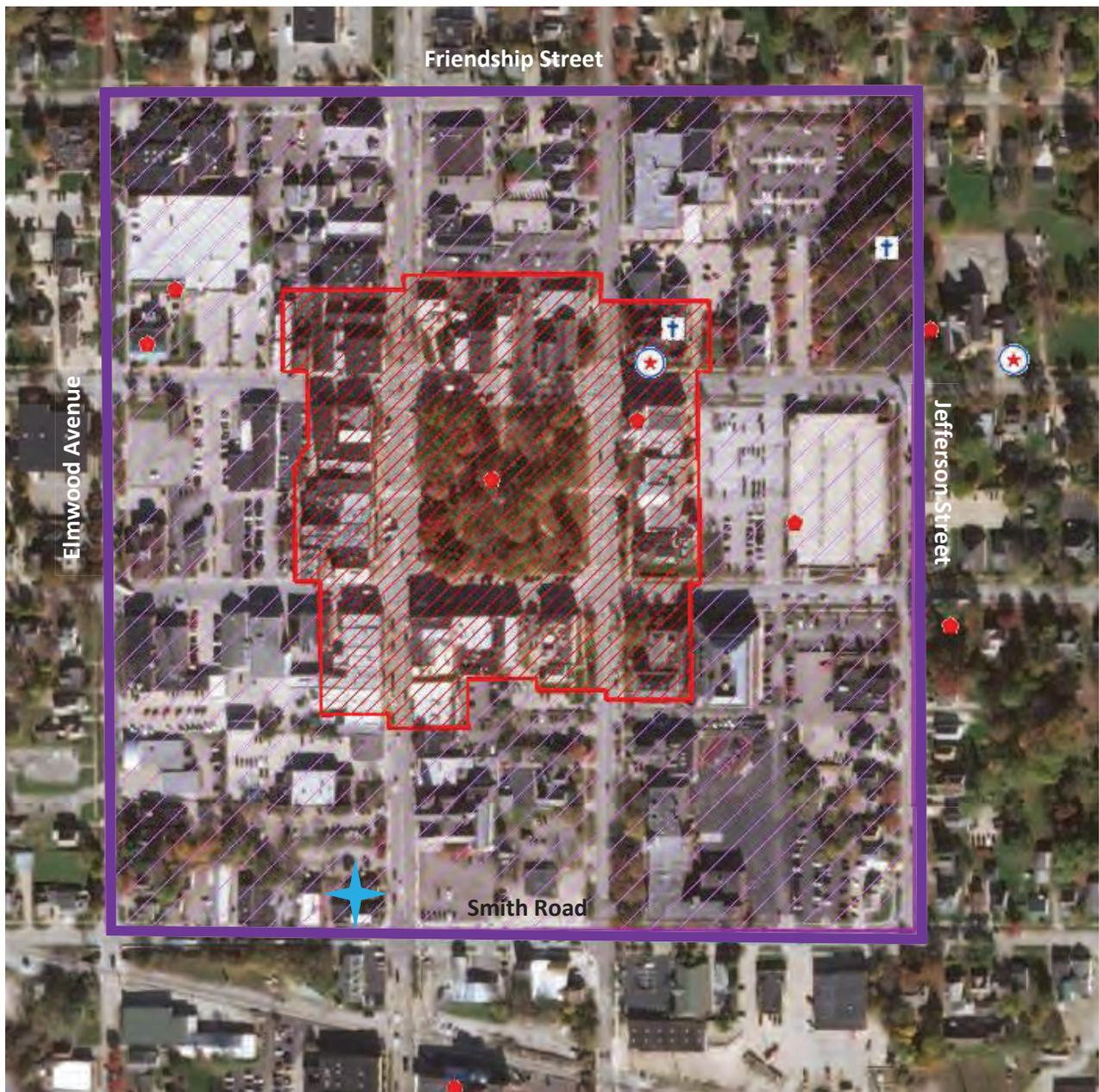
PUBLIC SQUARE NATIONAL REGISTER and LOCAL HISTORIC DISTRICTS

LOCAL & NATIONAL REGISTER MEDINA PUBLIC SQUARE HISTORIC DISTRICT MAPS

City of Medina Local Public Square Historic District outlined **in purple**

National Register Public Square Historic District outlined **in red**

 277 S. Court Street



The downtown National Register Medina Public Square Historic District is significant in the areas of Community Planning & Development, Commerce and Architecture with a period of significance of 1822-1907. The National Register District is centered on the public square as the commercial and civic center of Medina. Masonry buildings were almost entirely built between 1870 and 1900 after the Great Fire of April 14, 1870, to replace the earlier wood frame buildings destroyed by the fire. The 277 S. Court Street house is not included within the boundary of the National Register Historic District. Extension of the Public Square National Register Historic District would be challenging because of significant gaps including public parking lots along S. Court Street between the southern boundary of the existing district and 277 S. Court. Individual listing on the National Register would be unlikely based on the lack of historic architectural integrity of the exterior and interior of the building.

The local Public Square historic district encompasses the downtown National Register district extending wider to Smith Road and includes 277 S. Court Street. A statement of significance and period of significance are not included with the local historic district designation. The ordinance lists the designation criteria for Historic Districts as follows:

Ord. 145.08 Designation Criteria for Historic Districts or Landmarks

In considering the designation of any place, building, structure, work of art, or similar object in the City as a Historic District or Historic Landmark, the Historic Preservation Board shall apply the following criteria with respect to such property:

- (a) Its character, interest or value shall be part of the development, heritage or cultural characteristics of the City, State or the United States;
- (b) Its location shall be a site of a significant historical event;
- (c) Its identification shall be with a person who significantly contributed to the culture and development of the City;
- (d) Its exemplification shall be of the cultural, economic, social or historic heritage of the City;
- (e) Its portrayal shall be of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (f) Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur;
- (g) Its relationship shall be to other distinctive areas which are eligible for preservation or conservation;
- (h) Its unique location or singular physical characteristics shall be representative of an established and familiar visual feature of a neighborhood or of the City.

The 277 S. Court Street House was constructed as a Greek Revival style single family dwelling house. The building is located within the local district most likely under “(f) *Its embodiment shall be of elements or architectural design, detail, materials or craftsmanship which represents architecture of significant character, charm, or grandeur*”.

CONCLUSION

Analysis shows that although the house is a contributing resource to the local Medina Public Square Historic District under Ord. 145.05, the historic architectural integrity of the building has been adversely impacted by alterations to the building over time. Greek Revival style character defining elements of the building have been obscured and covered over at the façade by the two-story front porch, enclosure of the first-floor porch, application of shingle siding, installation of replacement windows and removal of interior historic wall material trim and interior floor plan. Relocation of the house in 1904 has impacted the building foundation. The 277 S. Court Street building is not significant as a Greek Revival style dwelling house as it no longer retains historic architectural material or integrity.

END of REPORT
