

ORDINANCE NO. 204-25

AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) FOR THE SOUTH HUNTINGTON STREET BRIDGE PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS: In order to complete the reconstruction of S. Huntington Street Bridge, the City must acquire nine easements; and

WHEREAS: In order for the City’s right-of-way consultant (O. R. Colan) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE) for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the City of Medina hereby authorizes the appraisals of O.R. Colan, and accepts the Fair Market Value (FMVE) for the following parcels; eight (8) of the nine (9) required:

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
233 Lafayette	028-19C-05-388, 028-19C-05-140, 028-19C-05-141	\$ 8,340.00
401 S. Huntington	028-19C-05-129	\$ 300.00
375 S. Huntington	028-19C-05-128	\$ 300.00
333 S. Huntington	028-19C-05-382	\$ 1,610.00
319 S. Huntington	028-19C-05-395	\$ 1,645.00
323 S. Huntington	028-19C-05-396	\$ 7,806.00
S. Huntington	None	\$ 300.00
300 W. Smith	028-19C-05-124	<u>\$11,199.00</u>
	TOTAL	\$31,500.00

SEC. 2: That the Mayor is hereby authorized to sign each FMVE appraisal authorizing the Consultant to proceed with the acquisition.

SEC. 3: That the funds to cover these appraisals are available in Account No. 108-0610-54411.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: November 24, 2025

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: November 25, 2025

SIGNED: Dennis Hanwell
Mayor

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

ORD 204-25

OWNER'S NAME

Habitat for Humanity of Medina County, Inc.

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 1-SH,SW,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
233 Lafayette Rd. Medina, OH 44256 Medina County	C-2 Central Business District	All Public	3.9181	Acre	Commercial
<p>Comments</p> <p>The irregularly shaped larger parcel contains 3-parcels and is located along the north side of Lafayette Rd. the third lot east of S. Huntington St. The larger parcel has 128' of frontage and access to Lafayette Rd.; 462.67' of frontage and access along S. Huntington St. and 55.51' of frontage and access along S. Elmwood Ave. totaling 3.9181 net acres. Per auditor's records, the larger parcel has not transferred since 11/2018. The site has access to all public utilities, is commercially zoned permitting mixed use and most commercial uses as well as single family and multifamily uses. The site complies with current zoning code as it relates to site size and setback restrictions and is considered to be a legal conforming use. The site is not is not located within a flood plain and is improved with a former 36,667 sf retail grocery store that is now owned by Habitat for Humanity. The building and most of the site improvements have been excluded from this appraisal report.</p>					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	4030 Carrack Dr. Medina Twp., OH 44256 Medina Co.	Commercial	Public Records & CoStar	3/9/2023
APN(s)		Zoning	Utilities	Sale Price
026-06DDD-31-109		LB – Limited Business District	All Public	\$505,000
				Parcel Size
				2.0222 Ac.
				Unit Value Indication
			\$249,728/Acre	
<p>Comments</p> <p>Sale 1 is located to the east of Medina, in Medina Township, one lot south of SR 18 at the corner of Carrack Dr. & Foote Rd, an area of developing commercial activity. The site measures 381.41. along Carrack Dr. and 234.40' along Foote Rd. Public utilities are available and the site was later improved with Primrose Daycare and Preschool of Medina.</p>				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	1201 & 1033 N. Court St. Medina, OH 44256 Medina Co.	Commercial	Public Records & CoStar	3/21/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-09-210		C-3 General Commercial District	All Public	\$613,990
028-19A-04-226				Parcel Size
				1.9835 Ac.
				Unit Value Indication
			\$309,549/Acre	
<p>Comments</p> <p>Sale 2 is made up of (2) parcels that were acquired at the same time by the same buyer. At the time of sale they were improved parking lots that were split into interior outlots within the Medwick Marketplace Shopping Center. The sites are currently for lease with Benderson Development for an undisclosed amount. The sites are on the north and south sides of the main entrance to the Meijer shopping center between Hillview Way and W. Reagan Parkway. All public utilities are available and the site is located within a high visibility/superior commercial location.</p>				

MED-MR 929-0.14 / Parcel 1-SH,SW,T (Habitat for Humanity of Medina Co., Inc.)

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	988 Lavern Dr. Wadsworth, OH 44281 Medina Co	Commercial	Public Records, CoStar	12/6/2024
APN(s)		Zoning	Utilities	Sale Price
040-20B-05-072		C-3 Intensive Commercial District.	All Public	\$425,000
				Parcel Size
				2.50 Ac
			Unit Value Indication	\$170,000/Acre

Comments

Sale 3 is located in nearby Wadsworth and located along the east side of Wadsworth with good proximity to SR 224. The site is mostly rectangular in shape measuring 219' x 497.46'+-. The site has access to public utilities and the site was acquired for commercial development and later improved with Primrose Daycare and Preschool of Wadsworth.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	Pearl Rd. Brunswick, OH 44212 Medina, OH	Commercial	Public Records, CoStar	7/11/2022
APN(s)		Zoning	Utilities	Sale Price
003-18D-07-040		C-G General Commercial	All Public	\$250,000
				Parcel Size
				2.333 Ac.
			Unit Value Indication	\$107,158/Acre

Comments

Sale 4 is located in nearby Brunswick, OH, and located along Pearl Rd. (SR 42, south of SR 303). The site is located south of 1575 Pearl Rd. The site is rectangular in shape and measures 337.58' x 330'. After the purchase the northern half of the site has been developed in to a fast food/drive-thru facility with access to public utilities.

Overall Comments / Reconciliation

Comments

The subject is a large site located in Medina's CBD, an area where few comparably sized land sales have occurred. The above vacant land sales were similarly zoned and located within overall comparable neighborhoods that typical commercial developers would consider when in the market for sizeable commercial sites. The sales ranged in value from \$107,158 to \$309,549/per acre with site sizes ranging from 1.9835 to 2.5 acres. Based on the above discussion the appraiser will apply a reconciled value of \$225,000/acre.

Reconciled Value: \$225,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-SH	0.0148 Ac.	100%-\$1	N/A	\$225,000/Ac	0.0148 Ac. x \$225,000/Ac less \$1 = (Rnd)	\$3,330.00
1-SW	0.0089 Ac.	50%	N/A	\$225,000/Ac.	0.0089 Ac. x \$225,000/Ac x 50% = (Rnd)	\$1,005.00
1-T	0.0733 Ac.	10%	12 Months	\$225,000/Ac	0.0733 Ac. x \$225,000/Ac. x 10% x 1 yr. = (Rnd)	\$1,650.00
Total:						\$5,985.00

Part Taken - Improvements

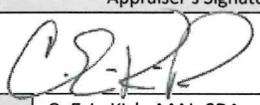
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
1-SH	Grass	467	SF	\$0.30	0%	\$145.00
1-SH	Asphalt Pavement	177	SF	\$5.50	35%	\$635.00
1-SH	Concrete Curb	18	LF	\$28.50	15%	\$440.00
1-SW	Asphalt Pavement	246	SF	\$5.50	35%	\$880.00
1-SW	Concrete Curb	10	LF	\$28.50	15%	\$245.00
1-SW	Grass	30	SF	\$0.30	0%	\$10.00
Total:						\$2,355.00

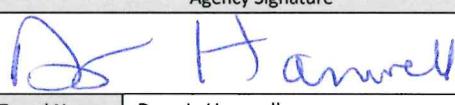
Cost to Cure

Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

Preparers Conclusion	Comments		
	<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 1-SH is a 0.0148-acre irregular shaped permanent standard highway easement acquisition that is required for the project and located along the existing S. Huntington St. r/w. The SH easement measures 13.5' x 17.10' x 14.14' x 88.00' x 11.54' x 126.07' along S. Huntington St. Impacted site improvements include grass, asphalt pavement and concrete curb valued above. The appraiser also notes some lateral growth along the north side of the acquisition that has been blended with the land value.</p> <p>Parcel 1-SW is a permanent 0.0089 acre irregular shaped sewer easement located near the northwest corner of the site along the south side of Parcel 1-SH. Parcel 1-SW measures 7.50' x 7.98' x 56.63' x 34.72' x 14.14' x 17.10'. Parcel 1-SW is valued at 50% of the fee simple value of the site. The impacted site improvements include asphalt paving, concrete curb and grass that has been valued above.</p> <p>Parcel 7-T is a 0.0733 acre temporary easement that is being acquired to perform grading, drive apron, water storm and sanitary connections. The temporary is irregular in shape and measures 16.50' x 10.14' x 32.82' x 4' x 11' x 11.70' x 45.50' x 24.88' x 121' x 8' x 121' x 11.54' x 88' x 14.14' x 17.10'. Parcel 1-T overlaps the proposed Parcel 1-SW. Due to the short 12 month duration of the temporary easement the appraiser will ignore the overlap. At the end of the temporary easement's 12 month duration of the project, the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass, asphalt paving, concrete curbs that the appraiser understands will be replaced as part of the project. Per the r/w plans, the appraiser notes that a 15" tree has been marked save and the existing fence gate has been marked Do Not Disturb.</p> <p>All site improvements have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 3.9181 net acre site to a 3.9033 net acre site with a 0.0148 acre PRO and subject to a 0.0089 acre sewer easement. The residue larger parcel remains a legal conforming use, same as before the take. The appraiser also understands that access to the property will be maintained throughout the duration of the project.</p>		
	<table border="1"> <tr> <td>Total Estimated Compensation:</td> <td style="text-align: right;">\$8,340.00</td> </tr> </table>	Total Estimated Compensation:	\$8,340.00
Total Estimated Compensation:	\$8,340.00		

FMVE Conclusion	Comments		
	The conclusions of this report appear to be fair and reasonable.		
	<table border="1"> <tr> <td>Total FMVE:</td> <td style="text-align: right;">\$8,340.00</td> </tr> </table>	Total FMVE:	\$8,340.00
Total FMVE:	\$8,340.00		

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-2025

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

OWNER'S NAME

Spring Grove Properties, LLC

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 3-T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
401 S Huntington St Medina, OH 44256 Medina County	R-3 - High Density Urban District	All Public	0.320	Acre	Residential
Comments					
<p>The larger parcel is located along the west side of S. Huntington St. the 8th lot north of Lafayette St. The site has 60' of frontage with a full motion access to S. Huntington St. Per the auditor's records, the larger parcel is irregularly shaped measuring 60' x 175' x 100' x 180' and per the R/W Plans the site is calculated as 0.320 Net Ac. The site has access to all public utilities; it is residentially zoned permitting single family residential uses with accessory uses & home occupation. Other Conditional Uses are permitted subject to board approval. Per R-3 zoning ordinance, the site does not comply with minimum 40' front yard depth or the 75' width at the building line. As a result the site is considered to be a legal nonconforming use.</p> <p>Per auditor's records, the larger parcel has not transferred within the last 5 years. The site is not is not located within a flood plain and is improved with a 1,398 sf residence with a 2-car detached garage. The residence, garage and most of the site improvements are removed from the acquisition and have have been excluded from this appraisal report.</p>					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	245 S. Vine St. Medina, OH 44256 Medina Co.	Residential	Public Records & MLS	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3 - High Density Urban District	All Public	\$20,000
				Parcel Size
				0.0999 Ac.
				Unit Value Indication
			\$200,200/Acre	
Comments				
<p>Sale 1 is located along the west side of S. Vine St.; the 5th lot south of W. Washington St. Vine St. is a dead end street at the Wheeling & Lake Erie Railroad. The site measures 49.5' x 86.88' and is smaller than the subject. Public utilities are available at the street and the site was later developed residentially and sold 10/16/2024 for \$200,000. The site is considerably smaller than the subject, it is similarly zoned with access to all public utilities.</p>				
2	322 W. Smith Rd. Medina, OH 44256 Medina Co.	Residential	Public Records	9/23/2021
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-121		C-2 Central Business District	All Public	\$20,000
				Parcel Size
				0.1309 Ac.
				Unit Value Indication
			\$152,788/Acre	
Comments				
<p>Sale 2 is located along the south side of W. Smith Rd., the 4th lot west of S. Huntington St. The site is considered to be in the Periphery Subdistrict of the C-2 District and dwelling units are conditionally permitted. The site measures 57'+- x 114'+- along the east side and 88'+- along the west side with a rear dimension of 61'+-. The site has access to all public utilities and is smaller than the subject. As of the date of this appraisal the site is currently listed for sale for \$45,000 since August 2025 and is in contract for an undisclosed sale price..</p>				

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	West Park Blvd. Medina, OH 44256 Medina Co.	Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		P-F Public Facilities District	All Public	\$40,000
				Parcel Size 0.30 Ac.
			Unit Value Indication \$133,333/Acre	

Comments

Sale 3 is located along the south side of West Park Blvd, west of Lawrence St. and east of Oak St. The site is irregular in shape and comparable in size to the subject. The site measures 87.24' along West Park Blvd., 158.66' along the east side, 96.53' & 39.32' along the west side and a rear boundary of 113.90' and the site overlooks a neighbor's pond. The site also sold 7/1/2024 for \$49,000 and per the realtor, the property owner could not build the "very modern home" that he wanted so the site was sold. Per the agent, there is a driveway easement granted to the neighbor to the east to cross the subject property. The site has access to public utilities and was purchased by Habitat for Humanity of Medina Co. for residential development.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	351 Bronson St. Medina, OH 44256 Medina Co.	Residential	Public Records	12/23/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-17-015		R-3 - High Density Urban District	All Public	\$65,000
				Parcel Size 0.3544 Ac.
			Unit Value Indication \$183,409/Acre	

Comments

Sale 4 is located along the north side of Bronson St., at the north dead end of N. Vine St. and is adjacent to the 15 Ac. Ray Mellert Municipal Park. The site at the time of sale was improved with a 1984 14' x 56' mobile home with additions totaling 942 SF. Per the agent, the structure was in poor condition and that renovating the structure was unlikely with no contributory value of the mobile home. The cost to remove the structure was offset by its salvage value. Since the purchase the mobile home was removed to make way for residential development. The site is rectangular in shape measuring 82.5' x 182.26' +/- . The site has similar zoning, located in a superior neighborhood with access to public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	549 S. Court St. Medina, OH 44256 Medina Co.	Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		R-3 - High Density Urban District	All Public	\$89,900
				Parcel Size 0.6240 Ac.
			Unit Value Indication \$144,071/Acre	

Comments

Sale 5 is located along the west side of Court St., the 5th lot south of South St. The site is larger than the subject site but has access to all public utilities and is rectangular in shape. As of the date of value, what appears to be a residence is being constructed on site.

Overall Comments / Reconciliation

Comments

The above comparable sales have been considered in the valuation of the subject site. Few vacant land sales have occurred within the immediate area and the above land sales are sites that typical buyers would consider when in the market for a single family residential site. The sales ranged in value from \$133,333 to \$200,200/per acre with site sizes ranging from 0.0999 to 0.6240 acres bracketing the subject site. Based on the above discussion the appraiser will apply a reconciled value of \$160,000/acre.

Reconciled Value: \$160,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3-T	0.0022 Ac.	10%	12 Months	\$160,000/Ac	0.0022 Ac. x \$160,000/Ac. x 10% x 1 yr. = (Rnd)	\$40.00
					Total:	\$40.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A						
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

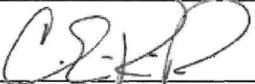
Preparers Conclusion

Comments
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 3-T is a 0.0022 acre temporary easement that is being acquired for the project to perform grading, sidewalk and water connection. The temporary is irregular in shape and measures 12' x 8.5' x 11' x 8.56' totaling 0.0022 acres. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass that the appraiser understands will be replaced as part of the project.</p> <p>All site improvements (if any) have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will remain a 0.320 net acre site same as before the acquisition. The residue larger parcel remains a legal nonconforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>
Total Estimated Compensation:
\$35.00

FMVE Conclusion

Comments
<p>The conclusions of this report are fair and reasonable. Based on ODOT's minimum award policy, the appraiser will apply the minimum award of \$300.</p>
Total FMVE:
\$300.00

Signatures

Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-25

Administrative Settlement

Signature	
Typed Name:	FMVE Amount:
Title:	Additional Amount:
Date:	Total Settlement:
	\$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

OWNER'S NAME

Lester W. Fisher and Marilee S. Fisher

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 4-T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities			
375 S Huntington St Medina, OH 44256 Medina County	R-3 - High Density Urban District	All Public	028-19C-05-128		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			1.368	Acre	Residential

Comments
The larger parcel is located along the west side of S. Huntington St. the 5th lot south of W. Smith Rd. Per the auditor's records the site has 42.30' of frontage and is an irregular/flag shaped site – See Aerial for Measurements. The site has a full motion access to S. Huntington St and per the r/w plans the site is calculated as 1.368 Net Ac. The site has access to all public utilities; it is residentially zoned permitting single family residential uses with accessory uses & home occupation. Other Conditional Uses are permitted subject to board approval. Per R-3 zoning ordinance, the site complies with minimum size and setback restrictions and is considered to be a legal conforming use.

Per auditor's records, the larger parcel has not transferred within the last 5 years. The site is not is not located within a flood plain and is improved with a 1,398 sf residence with a 2-car detached garage. The residence, garage and most of the site improvements are removed from the acquisition and have been excluded from this appraisal report. Per the county auditor's aerial map, the neighboring property to the north appears to encroach onto the subject property.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	1083-1091 Wadsworth Rd.	Residential	Public Records & MLS	3/18/2025
APN(s)	Medina, OH 44256	Zoning	Utilities	Sale Price
028-19D-14-183	Medina Co.	R-1 - Low Density Residential District	All Public	\$144,000
028-19D-14-183				Parcel Size
				0.8781 Ac.
				Unit Value Indication
				\$163,990/Acre

Comments
Sale 1 is located along the west side of Wadsworth Rd. near the city limits between Sturbridge Dr. and Brandywine Dr. The consists of (2) buildable lots with the southern lot bring developed residentially after the purchase. The site backs up to a pond owned by a private party and measures 130' along Wadsworth Rd. x 215' x 226.81' x 274.5' totaling 0.8781 net acres. Public utilities are available at the street and the south side of the site was developed after the purchase.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	476 Cambridge Dr.	Residential	Public Records	1/27/2025
APN(s)	Medina, OH 44256	Zoning	Utilities	Sale Price
028-19D-14-187	Medina Co.	R-1 - Low Density Residential District	All Public	\$164,000
				Parcel Size
				2.9733 Ac.
				Unit Value Indication
				\$55,178/Acre

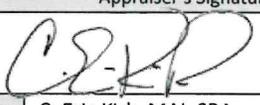
Comments
Sale 2 is located at the easterly end of Cambridge Dr., a cul-de-sac near the southeast portion of the City. The site is irregularly shaped and per the auditor's office has 83.71' of frontage along Cambridge Dr. The site has a 1.20 acre pond on site with an effective net acreage of 1.7733 acres or \$92,483/Ac. The site has access to all public utilities and is larger than the subject. The appraiser understands that the site was purchased for future residential development.

Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A						
Total:						\$0.00

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

Preparers Conclusion		
Comments		
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 4-T is a 0.0045 acre temporary easement that is being acquired for the project to perform grading, sidewalk and water connection. The temporary is mostly rectangular in shape and measures 12.44' along S. Huntington St. x 15.5' x 12.62' x 15.5' totaling 0.0045 acres. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass, a portion of the owner's concrete drive and a portion of the northern neighbor's concrete drive. The appraiser understands that the impacted site improvements will be replaced as part of the project.</p> <p>All site improvements (if any) have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will remain a 1.3680 net acre site same as before the acquisition. The residue larger parcel remains a legal conforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>		
Total Estimated Compensation:		\$55.00

FMVE Conclusion		
Comments		
<p>The conclusions of this report are fair and reasonable. Based on ODOT's minimum award policy, the appraiser will apply the minimum award of \$300.</p>		
Total FMVE:		\$300.00

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-2025

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

OWNER'S NAME

David A. Martin, II and Leslee A. Martin

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 5-SH,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities			
333 S Huntington St Medina, OH 44256 Medina County	R-3 - High Density Urban District	All Public	028-19C-05-382		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.1800	Acre	Residential

Comments
The larger parcel is located along the west side of S. Huntington St. the 4th lot south of W. Smith Rd. The site has 60' of frontage with a full motion access to S. Huntington St. The site is rectangular in shape and per the r/w plans has 60' of frontage and per the auditor's records have clockwise measurements of 129.29' x 60.08' x 129.19' and per the R/W Plans the site is calculated as 0.1800 Net Ac., differing slightly from the auditor's site size. Per R-3 zoning ordinance, the site does not comply with minimum 8,000 sf site size, the 75' width at the building line or the 30' minimum rear yard depth. As a result the site is considered to be a legal nonconforming use. Per the auditor's aerial map, the subject appears to encroach upon the neighboring property to the south – See Aerial.
Per auditor's records, the larger parcel has not transferred within the last 5 years. The site has access to all public utilities; it is residentially zoned permitting single family residential uses with accessory uses & home occupation. Other Conditional Uses are permitted subject to board approval. The site is not is not located within a flood plain and is improved with a 1,342 sf residence with a 2-car attached garage. The residence, garage and most of the site improvements are removed from the acquisition and have have been excluded from this appraisal report.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	245 S. Vine St. Medina, OH 44256 Medina Co.	Residential	Public Records & MLS	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3 - High Density Urban District	All Public	\$20,000
				Parcel Size
				0.0999 Ac.
				Unit Value Indication
			\$200,200/Acre	

Comments
Sale 1 is located along the west side of S. Vine St.; the 5th lot south of W. Washington St. Vine St. is a dead end street at the Wheeling & Lake Erie Railroad. The site measures 49.5' x 86.88' and is smaller than the subject. Public utilities are available at the street and the site was later developed residentially and sold 10/16/2024 for \$200,000. The site is considerably smaller than the subject, it is similarly zoned with access to all public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	322 W. Smith Rd. Medina, OH 44256 Medina Co.	Residential	Public Records	9/23/2021
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-121		C-2 Central Business District	All Public	\$20,000
				Parcel Size
				0.1309 Ac.
				Unit Value Indication
			\$152,788/Acre	

Comments
Sale 2 is located along the south side of W. Smith Rd., the 4th lot west of S. Huntington St. The site is considered to be in the Periphery Subdistrict of the C-2 District and dwelling units are conditionally permitted. The site measures 57'+- x 114'+- along the east side and 88'+- along the west side with a rear dimension of 61'+-. The site has access to all public utilities and is smaller than the subject. As of the date of this appraisal the site is currently listed for sale for \$45,000 since August 2025 and is in contract for an undisclosed sale price..

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	West Park Blvd. Medina, OH 44256 Medina Co.	Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		P-F Public Facilities District	All Public	\$40,000
				Parcel Size
				0.30 Ac.
			Unit Value Indication	\$133,333/Acre

Comments
 Sale 3 is located along the south side of West Park Blvd, west of Lawrence St. and east of Oak St. The site is irregular in shape and comparable in size to the subject. The site measures 87.24' along West Park Blvd., 158.66' along the east side, 96.53' & 39.32' along the west side and a rear boundary of 113.90' and the site overlooks a neighbor's pond. The site also sold 7/1/2024 for \$49,000 and per the realtor, the property owner could not build the "very modern home" that he wanted so the site was sold. Per the agent, there is a driveway easement granted to the neighbor to the east to cross the subject property. The site has access to public utilities and was purchased by Habitat for Humanity of Medina Co. for residential development.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	351 Bronson St. Medina, OH 44256 Medina Co.	Residential	Public Records	12/23/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-17-015		R-3 - High Density Urban District	All Public	\$65,000
				Parcel Size
				0.3544 Ac.
			Unit Value Indication	\$183,409/Acre

Comments
 Sale 4 is located along the north side of Bronson St., at the north dead end of N. Vine St. and is adjacent to the 15 Ac. Ray Mellert Municipal Park. The site at the time of sale was improved with a 1984 14' x 56' mobile home with additions totaling 942 SF. Per the agent, the structure was in poor condition and that renovating the structure was unlikely with no contributory value of the mobile home. The cost to remove the structure was offset by its salvage value. Since the purchase the mobile home was removed to make way for residential development. The site is rectangular in shape measuring 82.5' x 182.26' +/- . The site has similar zoning, located in a superior neighborhood with access to public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	549 S. Court St. Medina, OH 44256 Medina Co.	Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		R-3 - High Density Urban District	All Public	\$89,900
				Parcel Size
				0.6240 Ac.
			Unit Value Indication	\$144,071/Acre

Comments
 Sale 5 is located along the west side of Court St., the 5th lot south of South St. The site is larger than the subject site but has access to all public utilities and is rectangular in shape. As of the date of value, what appears to be a residence is being constructed on site.

Overall Comments / Reconciliation		Comments
		The above comparable sales have been considered in the valuation of the subject site. Few vacant land sales have occurred within the immediate area and the above land sales are sites that typical buyers would consider when in the market for a single family residential site. The sales ranged in value from \$133,333 to \$200,200/per acre with site sizes ranging from 0.0999 to 0.6240 acres bracketing the subject site. Based on the above discussion and the inverse relationship between size and per unit value the appraiser will apply a reconciled value of \$180,000/acre.
		Reconciled Value: \$180,000/Acre

Part Taken - Land						
Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-SH	0.0025 Ac.	100%-\$1	N/A	\$180,000/Ac.	0.0025 Ac. x \$180,000/Ac. Less \$1 = (Rnd)	\$450.00
5-T	0.0200 Ac.	10%	12 Months	\$180,000/Ac	0.0200 Ac. x \$180,000/Ac. x 10% x 1 yr. = (Rnd)	\$360.00
Total:						\$810.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
5-SH	Grass	109	SF	\$0.30	0%	\$35.00
5-T	Landscape Bed with Masonry Border	19	SF	\$20/SF	10%	\$345.00
5-T	Shrubs	4	Each	\$60	0%	\$240.00
5-T	Light Post and Light Fixture	1	Each	\$200	10%	\$180.00
Total:						\$800.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

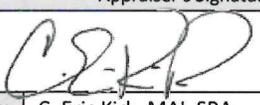
Preparers Conclusion

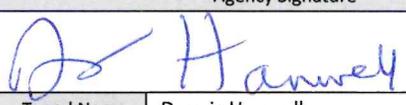
Comments	
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 5-SH is a 0.0025 acre irregularly shaped permanent standard highway easement located along the northeast corner of the site and is being acquired for the project. The acquisition measures 36.44' along S. Huntington St. x 3.5' x 25.48' x 8.54'. Impacted site improvements include grass valued above.</p> <p>Parcel 3-T is a 0.0200 acre temporary easement that is being acquired for the project to perform grading and water connection. The temporary is irregular in shape and measures 23.56' x 15.50' x 35.38 x 24.99' x 16.00' x 25.48' x 11.54'. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass and concrete driveway that the appraiser understands will be replaced as part of the project. Impacted site improvements include a masonry landscape bed with 4-shrubs and a light pole with light fixture valued above.</p> <p>All site improvements have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 0.1800 net acre site to a 0.1775 net acre site with a 0.0025 acre standard highway easement. The residue larger parcel remains a legal nonconforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>	
Total Estimated Compensation:	\$1,610.00

FMVE Conclusion

Comments	
The conclusions of this report are fair and reasonable.	
Total FMVE:	\$1,610.00

Signatures

Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-25

Administrative Settlement

Signature	
Typed Name:	
Title:	
Date:	
	FMVE Amount:
	Additional Amount:
	Total Settlement: \$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

OWNER'S NAME

Lester W. Fisher and Marilee H. Fisher

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 6-SH,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
319 S Huntington St Medina, OH 44256 Medina County	R-3 - High Density Urban District	All Public	1.0940	Acre	Residential
			028-19C-05-395		

Comments
The larger parcel is located along the west side of S. Huntington St. the 3rd lot south of W. Smith Rd. Per the r/w plans the site has 40' of frontage and is an irregular/flag shaped site – See Aerial Map for measurements. The site has a full motion access to S. Huntington St and per the r/w plans the site is calculated as 1.0940 Net Ac. The site has access to all public utilities; it is residentially zoned permitting single family residential uses with accessory uses & home occupation. Other Conditional Uses are permitted subject to board approval. Per R-3 zoning ordinance, the site complies with minimum size and setback restrictions and is considered to be a legal conforming use.

Per auditor's records, the larger parcel has not transferred within the last 5 years. The site is not is not located within a flood plain and is improved with a residence of unknown size. The residence and most of the site improvements are removed from the acquisition and have been excluded from this appraisal report. The appraiser acknowledges an adjacent property with the same ownership. The adjacent parcel is considered to be a separate larger parcel. Per the county auditor's aerial map, the subject property appears to encroach onto the adjacent property to the south.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	1083-1091 Wadsworth Rd. Medina, OH 44256 Medina Co.	Residential	Public Records & MLS	3/18/2025
APN(s)		Zoning	Utilities	Sale Price
028-19D-14-183 028-19D-14-183		R-1 - Low Density Residential District	All Public	\$144,000
				Parcel Size
				0.8781 Ac.
				Unit Value Indication
				\$163,990/Acre

Comments
Sale 1 is located along the west side of Wadsworth Rd. near the city limits between Sturbridge Dr. and Brandywine Dr. The consists of (2) buildable lots with the southern lot bring developed residentially after the purchase. The site backs up to a pond owned by a private party and measures 130' along Wadsworth Rd. x 215' x 226.81' x 274.5' totaling 0.8781 net acres. Public utilities are available at the street and the south side of the site was developed after the purchase.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	476 Cambridge Dr. Medina, OH 44256 Medina Co.	Residential	Public Records	1/27/2025
APN(s)		Zoning	Utilities	Sale Price
028-19D-14-187		R-1 - Low Density Residential District	All Public	\$164,000
				Parcel Size
				2.9733 Ac.
				Unit Value Indication
				\$55,178/Acre

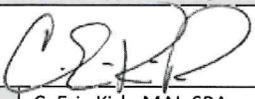
Comments
Sale 2 is located at the easterly end of Cambridge Dr., a cul-de-sac near the southeast portion of the City. The site is irregularly shaped and per the auditor's office has 83.71' of frontage along Cambridge Dr. The site has a 1.20 acre pond on site with an effective net acreage of 1.7733 acres or \$92,483/Ac. The site has access to all public utilities and is larger than the subject. The appraiser understands that the site was purchased for future residential development.

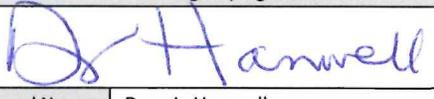
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
6-SH	Gravel Driveway	46	SF	\$2.00	50%	\$50.00
6-SH	Grass	93	SF	\$0.30	0%	\$30.00
6-T	18" Tree	1	Each	\$1000	0%	\$1,000.00
Total:						\$1,080.00

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

Preparers Conclusion		
Comments		
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 6-SH is a 0.0032 acre rectangular shaped permanent standard highway easement located along the east/front of the site and is being acquired for the project. The acquisition measures 40' along S. Huntington St. x 3.5'. Impacted site improvements include grass, a portion of the gravel driveway valued above.</p> <p>Parcel 6-T is a 0.0147 acre temporary easement that is being acquired for the project to perform grading, driveway approach and to remove the 18" tree. The temporary is rectangular in shape measuring 40' x 16' adjacent to the west of Parcel 6-SH. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass and gravel driveway that the appraiser understands will be replaced as part of the project. Impacted site improvements include an 18" tree valued above.</p> <p>All site improvements (if any) have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 1.0940 net acre site to a 1.0908 net acre site with a 0.0032 acre PRO. The residue larger parcel remains a legal conforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>		
Total Estimated Compensation:		\$1,645.00

FMVE Conclusion		
Comments		
The conclusions of this report are fair and reasonable.		
Total FMVE:		\$1,645.00

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-2025

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

OWNER'S NAME

Lester W. and Marilee H. Fisher

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 7-SH,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
323 S Huntington St Medina, OH 44256 Medina County	R-3 - High Density Urban District	All Public	0.3229	Acre	Residential

Comments
The larger parcel is located along the west side of S. Huntington St. the 2nd lot south of W. Smith Rd. with a full motion access to S. Huntington St. The site is mostly rectangular in shape and per the r/w plans has 100' of frontage and per a platted survey dated 7/30/2025 the site has clockwise measurements of 129.36' x 13.77' x 94.50' x 143.20' and is calculated as 0.3229 Net Ac. and extends to the north side of Champion Creek. Per R-3 zoning ordinance, the subject's estimated front setback of 33'+- does not comply with minimum 40' of front setback and as a result the site is considered to be a legal nonconforming use. Front yard setbacks distances well below 40' are not unusual in this market.

Per auditor's records, the larger parcel has not transferred within the last 5 years. The site has access to all public utilities; it is residentially zoned permitting single family residential uses with accessory uses & home occupation. Other Conditional Uses are permitted subject to board approval. Despite the fact that a portion of Champion Creek is included within the site boundary, the site is not located within a flood plain. The site is improved with a 1,326 sf residence. The residence and most of the site improvements are removed from the acquisition and have have been excluded from this appraisal report. The appraiser acknowledges an adjacent property with the same ownership. The adjacent parcel is considered to be a separate larger parcel.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	245 S. Vine St. Medina, OH 44256 Medina Co.	Residential	Public Records & MLS	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3 - High Density Urban District	All Public	\$20,000
				Parcel Size
				0.0999 Ac.
				Unit Value Indication
				\$200,200/Acre

Comments
Sale 1 is located along the west side of S. Vine St.; the 5th lot south of W. Washington St. Vine St. is a dead end street at the Wheeling & Lake Erie Railroad. The site measures 49.5' x 86.88' and is smaller than the subject. Public utilities are available at the street and the site was later developed residentially and sold 10/16/2024 for \$200,000. The site is considerably smaller than the subject, it is similarly zoned with access to all public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	322 W. Smith Rd. Medina, OH 44256 Medina Co.	Residential	Public Records	9/23/2021
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-121		C-2 Central Business District	All Public	\$20,000
				Parcel Size
				0.1309 Ac.
				Unit Value Indication
				\$152,788/Acre

Comments
Sale 2 is located along the south side of W. Smith Rd., the 4th lot west of S. Huntington St. The site is considered to be in the Periphery Subdistrict of the C-2 District and dwelling units are conditionally permitted. The site measures 57'+- x 114'+- along the east side and 88'+- along the west side with a rear dimension of 61'+-. The site has access to all public utilities and is smaller than the subject. As of the date of this appraisal the site is currently listed for sale for \$45,000 since August 2025 and is in contract for an undisclosed sale price..

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	West Park Blvd. Medina, OH 44256 Medina Co.	Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		P-F Public Facilities District	All Public	\$40,000
				Parcel Size
				0.30 Ac.
			Unit Value Indication	\$133,333/Acre

Comments

Sale 3 is located along the south side of West Park Blvd, west of Lawrence St. and east of Oak St. The site is irregular in shape and comparable in size to the subject. The site measures 87.24' along West Park Blvd., 158.66' along the east side, 96.53' & 39.32' along the west side and a rear boundary of 113.90' and the site overlooks a neighbor's pond. The site also sold 7/1/2024 for \$49,000 and per the realtor, the property owner could not build the "very modern home" that he wanted so the site was sold. Per the agent, there is a driveway easement granted to the neighbor to the east to cross the subject property. The site has access to public utilities and was purchased by Habitat for Humanity of Medina Co. for residential development.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	351 Bronson St. Medina, OH 44256 Medina Co.	Residential	Public Records	12/23/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-17-015		R-3 - High Density Urban District	All Public	\$65,000
				Parcel Size
				0.3544 Ac.
			Unit Value Indication	\$183,409/Acre

Comments

Sale 4 is located along the north side of Bronson St., at the north dead end of N. Vine St. and is adjacent to the 15 Ac. Ray Mellert Municipal Park. The site at the time of sale was improved with a 1984 14' x 56' mobile home with additions totaling 942 SF. Per the agent, the structure was in poor condition and that renovating the structure was unlikely with no contributory value of the mobile home. The cost to remove the structure was offset by its salvage value. Since the purchase the mobile home was removed to make way for residential development. The site is rectangular in shape measuring 82.5' x 182.26' +/- . The site has similar zoning, located in a superior neighborhood with access to public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	549 S. Court St. Medina, OH 44256 Medina Co.	Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		R-3 - High Density Urban District	All Public	\$89,900
				Parcel Size
				0.6240 Ac.
			Unit Value Indication	\$144,071/Acre

Comments

Sale 5 is located along the west side of Court St., the 5th lot south of South St. The site is larger than the subject site but has access to all public utilities and is rectangular in shape. As of the date of value, what appears to be a residence is being constructed on site.

Overall Comments / Reconciliation

Comments

The above comparable sales have been considered in the valuation of the subject site. Few vacant land sales have occurred within the immediate area and the above land sales are sites that typical buyers would consider when in the market for a single family residential site. The sales ranged in value from \$133,333 to \$200,200/per acre with site sizes ranging from 0.0999 to 0.6240 acres bracketing the subject site. Based on the above discussion the appraiser will apply a reconciled value of \$160,000/acre.

Reconciled Value: \$160,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
7-SH	0.0246 Ac.	100%-\$1	N/A	\$160,000/Ac.	0.0246 Ac. x \$160,000/Ac. Less \$1 = (Rnd)	\$3,940.00
7-T	0.0295 Ac.	10%	12 Months	\$160,000/Ac	0.0295 Ac. x \$160,000/Ac. x 10% x 1 yr. = (Rnd)	\$475.00
					Total:	\$4,415.00

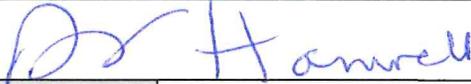
Part Taken – Improvements							
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value	
5-SH	Grass	80	SF	\$0.30	0%	\$30.00	
5-SH	18" Tree	1	Each	\$1,500	0%	\$1,500.00	
5-SH	Gravel Driveway	42	SF	\$2.00	30%	\$60.00	
5-T	Stump	1	Each	\$1	0%	\$1.00	
5-T	12" Tree	1	Each	\$1,000	0%	\$1,000.00	
5-T	8" Tree	1	Each	\$800	0%	\$800.00	
Total:						\$3,391.00	

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

Preparers Conclusion		
Comments		
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 7-SH is a 0.0246 acre irregularly shaped permanent standard highway easement located along the east / front of the site and is being acquired for the project. The acquisition measures 100' along S. Huntington St. x 3.5' x 14.14' x 67.24' x 13.5'. Impacted site improvements include grass and 1-18" tree valued above. The appraiser notes natural growth within the standard highway easement and the value of the natural growth has been blended with the land value.</p> <p>Parcel 7-T is a 0.0295 acre temporary easement that is being acquired for the project to perform grading and to construct drive apron, bridge footing, reconstruction of stacked rock wall and the removal of 1-stump and 3-trees. The temporary is irregular in shape and measures 22.53' x 14.14' x 67.24' x 13' x 46.04' x 27.86' x 11.66' x 9' x 8.85' x 16'. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass and gravel driveway that the appraiser understands will be replaced as part of the project. Other impacted site improvements include a (1) 8" tree, (1) 12" tree and (1) 15" stump valued above. The appraiser also notes natural growth within the Temporary Easement and the value of the natural growth has been blended with the land value.</p> <p>All site improvements have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 0.3229 net acre site to a 0.2983 net acre site with a 0.0246 acre standard highway easement. The residue larger parcel will have a reduced front yard setback of 20'+- and remains a legal nonconforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>		
Total Estimated Compensation:		\$7,806.00

FMVE Conclusion		
Comments		
The conclusions of this report are fair and reasonable.		
Total FMVE:		\$7,806.00

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-25

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00
<p style="font-size: small; text-align: center;">THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</p>			

REQUIRED ATTACHMENTS
<p>Photographs of the Subject Property</p> <p>Aerial Sketch of the larger Parcel</p> <p>Project Plans</p> <p>Legal Description</p> <p>Comparable Sales Location Map</p> <p>Appraisal Scoping Check List</p> <p>Appraisal Qualifications</p>

VA
REV. 06-2025

VALUE ANALYSIS
(\$15,000 OR LESS)

OWNER'S NAME

Hawkins Markets, Inc.

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 8-SH,SW,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities	APN		
S. Huntington St. Medina, OH 44256 Medina County	C-2 Central Business District	All Public	No Parcel Number		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.1073	Acre	Commercial

Comments
The larger parcel is rectangular in shape and located along the east side of S. Huntington St. the 2nd lot south of W. Smith Rd., Medina, Oh. Per the r/w plans, the larger parcel has 23.60' of frontage along S. Huntington with a depth of 191.15'+- per the auditors online measurement tool. The subject site has no postal address or auditor's parcel number. Per the title report, the larger parcel was identified in the Medina County Engineer's Office on several plats from various years showing the subject tract having no known owner throughout the years but acknowledges that Champion Creek flows through the subject tract. The r/w plans state that Hawkins Market is the property owner, however, according to the title report Hawkins Market never had title to this parcel of land. The survey for Hawkins Market extended to the subject's south property line. Also, the parcel to the north of said subject parcel the survey goes to the subject's north property line. The subject site has no auditor's parcel number and has no record of transfer. The site is unimproved and Champion Creek travels through the site extending to the east and westward below the S. Huntington St. Bridge. The subject property is a creek bed with a mostly year round flow of water. The site is commercially zoned but based on the above discission the site is not physically buildable or conventionally developable. The site has no use other than for assemblage and as a result the subject's highest and best use is for assemblage with an adjacent property. The site improvements include natural growth which has been blended with the land value.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	Root Rd. Near 4088 Root Rd.)	Assemblage	Public Records & CoStar	5/2/2023
APN(s)	232-30-074	Zoning	Utilities	Sale Price
	North Olmsted, OH Cuyahoga Co.	A – One Family Residence District	All Public	\$4,500
				Parcel Size
				0.2342 Ac.
				Unit Value Indication
				\$19,214/Acre

Comments
Sale 1 is an interior lot located in nearby North Olmsted that was purchased by the adjoining property owner to the south. The site is unbuildable as it is too narrow to be independently developed and the site is encumbered by driveway easements to the two adjoining property owners on either side of the site. The site measures 60' x 170' deep, it has access to all public utilities and is not located within a flood prone area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	18 Hunters Ridge Ln. Olmsted Township, OH	Assemblage	Public Records	4/25/2024
APN(s)	028-19C-05-121	Zoning	Utilities	Sale Price
	Cuyahoga Co.	R-15 Single Family District	All Public	\$10,000
				Parcel Size
				0.9430 Ac.
				Unit Value Indication
				\$10,604/Acre

Comments
Sale 2 is an unbuildable lot in a residential subdivision in Olmsted Township that was purchased by the neighborhood homeowner's association. It is encumbered by a gas well and the mineral rights did not transfer with the surface rights. The site is larger than the subject and measures 106' x 267'+-. Municipal utilities are available and the site is not located within a flood prone area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	207 Boalt St (Rear) Sandusky, OH Erie Co.	Assemblage	Public Records, CoStar	4/21/2022
APN(s)		Zoning	Utilities	Sale Price
57-01394.000		C-S Commercial Services District	All Public	\$500
		Parcel Size		0.057 Ac
	Unit Value Indication	\$8,772/Acre		
Comments				
Sale 3 is an interior lot located in nearby Fairlawn and located along the west side of Ghent Rd., the 2 nd lot north of Smith Rd. with good proximity to Summit Mall. The site is parallelogram shaped measuring 99.9 x 230'+-. The site has superior visibility with access to public utilities and the site was acquired for future commercial development.				

Overall Comments / Reconciliation	
Comments	
The subject is an unbuildable site located in Medina's CBD, an area where few comparably sized unbuildable land sales have occurred. As a result the appraiser has widened the scope of his search to include the above sales. The above sales are also unbuildable for various reasons stated above. Zoning has no influence on land value when a site is considered to be unbuildable with a highest and best use of assemblage. The sales ranged in value from \$8,772 to \$19,214/per acre with site sizes ranging from 0.057 to 0.9430 acres bracketing the subject site. Based on the above discussion the appraiser will apply a reconciled value of \$12,000/acre.	
Reconciled Value:	\$12,000/Acre

Part Taken - Land						
Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
8-SH	0.0073 Ac.	100%-\$1	N/A	\$12,000/Ac	0.0073 Ac. x \$12,000/Ac less \$1 = (Rnd)	\$90.00
8-SW	0.0041 Ac.	50%	N/A	\$12,000/Ac.	0.0041 Ac. x \$12,000/Ac x 50% = (Rnd)	\$25.00
8-T	0.0073 Ac.	10%	12 Months	\$12,000/Ac	0.0073 Ac. x \$12,000/Ac. x 10% x 1 yr. = (Rnd)	\$10.00
Total:						\$125.00

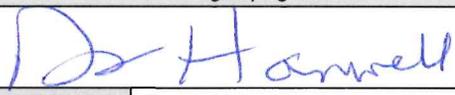
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A						
Total:						\$0.00

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A		
Total:		\$0.00

Preparers Conclusion	Comments		
	<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 8-SH is a 0.0073-acre rectangular shaped permanent standard highway easement acquisition that is required for the project and located along the existing S. Huntington St. r/w. The SH easement measures 23.6' along S. Huntington St. with a depth of 15.5'. The impacted site improvements along the creek bed include trees and natural growth. The value of the natural growth has been blended with the land value.</p> <p>Parcel 8-SW is a permanent 0.0041 acre rectangular shaped sewer easement located adjacent to the east of Parcel 8-SH. Parcel 8-SW measures 23.6' x 7.5'. Parcel 8 is valued at 50% of the fee value. The impacted site improvements along the creek bed include trees and natural growth. The value of the natural growth has been blended with the land value.</p> <p>Parcel 8-T is a 0.0073 acre temporary easement that is being acquired to perform grading and drive construction. The temporary easement is irregular in shape and measures 23.6' x 10.5' x 24.34' x 16.5'. Parcel 8-T overlaps the proposed Parcel 8-SW. Due to the short 12 month duration of the temporary easement the appraiser will ignore the overlap. At the end of the temporary easement's 12 month duration of the project, the land encumbered by the temporary easement will be returned to the property owner in fee. The appraiser notes there are trees and natural growth within the creek bed that has been blended with the land value.</p> <p>All site improvements have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 0.1073 net acre site to a 0.1000 net acre site with a 0.0073 acre PRO and subject to a 0.0041 acre permanent sewer easement. The residue larger parcel remains an unbuildable site, same as before the acquisitions.</p>		
	<table border="1"> <tr> <td>Total Estimated Compensation:</td> <td style="text-align: right;">\$125.00</td> </tr> </table>	Total Estimated Compensation:	\$125.00
Total Estimated Compensation:	\$125.00		

FMVE Conclusion	Comments		
	The conclusions of this report are fair and reasonable. Based on ODOT's minimum award policy, the appraiser will apply the minimum award of \$300		
	<table border="1"> <tr> <td>Total FMVE:</td> <td style="text-align: right;">\$300.00</td> </tr> </table>	Total FMVE:	\$300.00
Total FMVE:	\$300.00		

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/28/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-25

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS
Photographs of the Subject Property Aerial Sketch of the larger Parcel Project Plans Legal Description Comparable Sales Location Map Appraisal Scoping Check List Appraisal Qualifications

VA
REV. 06-2025

**VALUE ANALYSIS
(\$15,000 OR LESS)**

OWNER'S NAME

Gaetana Campea and Giuseppina Campea

COUNTY Medina
ROUTE MR 929
SECTION 0.14
PARCEL NO. 10-SH,T
PROJECT I.D. NO. 120263

Subject			APN		
Address/Location	Zoning	Utilities			
300 W. Smith Rd. Medina, OH 44256 Medina County	C-2 Central Business District	All Public	028-19C-05-124		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.2462	Acre	Residential
Comments					
<p>The larger parcel is located at the southwest corner of W. Smith Rd. and S. Huntington St., a signalized intersection with a full motion access to both W. Smith Rd. and S. Huntington St. The site is rectangular in shape and per the auditor's records has 65' of frontage along W. Smith Rd. and 165' of frontage along S. Huntington St. Per C-2 zoning ordinance, the site is considered to be located within the Periphery Subdistrict of the C-2 District and dwelling units are conditionally permitted but is considered to be a legal nonconforming use. Per Mr. Andrew Dutton, Community Development Director at the Medina Zoning Office the there is no lot area requirement for dwelling use and there is no setback requirements for the north, east and west sides of the site. The south side of the site requires 30' as it borders a residential district. As a result the subject complies with the zoning site size and setback requirements; however the residential use within the C-2 zoning is considered to be a legal nonconforming use.</p> <p>Per auditor's records, the larger parcel has not transferred within the last 5 years. The site has access to all public utilities; it is commercially zoned but residentially developed and is considered to be a legal nonconforming or grandfathered use. The site is not located within a flood plain and is improved with a 2,552 sf residence with (2) attached garages. The residence and most of the site improvements are removed from the acquisition and have have been excluded from this appraisal report.</p>					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	245 S. Vine St. Medina, OH 44256 Medina Co.	Residential	Public Records & MLS	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-312		R-3 - High Density Urban District	All Public	\$20,000
				Parcel Size
				0.0999 Ac.
				Unit Value Indication
			\$200,200/Acre	
Comments				
<p>Sale 1 is located along the west side of S. Vine St.; the 5th lot south of W. Washington St. Vine St. is a dead end street at the Wheeling & Lake Erie Railroad. The site measures 49.5' x 86.88' and is smaller than the subject. Public utilities are available at the street and the site was later developed residentially and sold 10/16/2024 for \$200,000. The site is considerably smaller than the subject, it is similarly zoned with access to all public utilities.</p>				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	322 W. Smith Rd. Medina, OH 44256 Medina Co.	Commercial/Residential	Public Records	9/23/2021
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-121		C-2 Central Business District	All Public	\$20,000
				Parcel Size
				0.1309 Ac.
				Unit Value Indication
			\$152,788/Acre	
Comments				
<p>Sale 2 is located along the south side of W. Smith Rd., the 4th lot west of S. Huntington St. The site is considered to be in the Periphery Subdistrict of the C-2 District and dwelling units are conditionally permitted. The site measures 57'+- x 114'+- along the east side and 88'+- along the west side with a rear dimension of 61'+-. The site has access to all public utilities and is smaller than the subject. As of the date of this appraisal the site is currently listed for sale for \$45,000 since August 2025 and is in contract for an undisclosed sale price. The site is commercially zoned with residential uses permitted by variance.</p>				

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	West Park Blvd. Medina, OH 44256 Medina Co.	Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		P-F Public Facilities District	All Public	\$40,000
				Parcel Size
				0.30 Ac.
			Unit Value Indication	\$133,333/Acre

Comments

Sale 3 is located along the south side of West Park Blvd, west of Lawrence St. and east of Oak St. The site is irregular in shape and comparable in size to the subject. The site measures 87.24' along West Park Blvd., 158.66' along the east side, 96.53' & 39.32' along the west side and a rear boundary of 113.90' and the site overlooks a neighbor's pond. The site also sold 7/1/2024 for \$49,000 and per the realtor, the property owner could not build the "very modern home" that he wanted so the site was sold. Per the agent, there is a driveway easement granted to the neighbor to the east to cross the subject property. The site has access to public utilities and was purchased by Habitat for Humanity of Medina Co. for residential development.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	351 Bronson St. Medina, OH 44256 Medina Co.	Residential	Public Records	12/23/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-17-015		R-3 - High Density Urban District	All Public	\$65,000
				Parcel Size
				0.3544 Ac.
			Unit Value Indication	\$183,409/Acre

Comments

Sale 4 is located along the north side of Bronson St., at the north dead end of N. Vine St. and is adjacent to the 15 Ac. Ray Mellert Municipal Park. The site at the time of sale was improved with a 1984 14' x 56' mobile home with additions totaling 942 SF. Per the agent, the structure was in poor condition and that renovating the structure was unlikely with no contributory value of the mobile home. The cost to remove the structure was offset by its salvage value. Since the purchase the mobile home was removed to make way for residential development. The site is rectangular in shape measuring 82.5' x 182.26' +/- . The site has similar zoning, located in a superior neighborhood with access to public utilities.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	549 S. Court St. Medina, OH 44256 Medina Co.	Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		R-3 - High Density Urban District	All Public	\$89,900
				Parcel Size
				0.6240 Ac.
			Unit Value Indication	\$144,071/Acre

Comments

Sale 5 is located along the west side of Court St., the 5th lot south of South St. The site is larger than the subject site but has access to all public utilities and is rectangular in shape. As of the date of value, what appears to be a residence is being constructed on site.

Overall Comments / Reconciliation

Comments

The above comparable sales have been considered in the valuation of the subject site. Few vacant land sales have occurred within the immediate area and the above land sales are sites that typical buyers would consider when in the market for a single family residential site. The sales ranged in value from \$133,333 to \$200,200/per acre with site sizes ranging from 0.0999 to 0.6240 acres bracketing the subject site. Based on the above discussion the appraiser will apply a reconciled value of \$160,000/acre.

Reconciled Value: \$160,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
7-SH	0.0214 Ac.	100%-\$1	N/A	\$160,000/Ac.	0.0214 Ac. x \$160,000/Ac. Less \$1 = (Rnd)	\$3,425.00
7-T	0.0613 Ac.	10%	12 Months	\$160,000/Ac	0.0613 Ac. x \$160,000/Ac. x 10% x 1 yr. = (Rnd)	\$985.00
					Total:	\$4,609.00

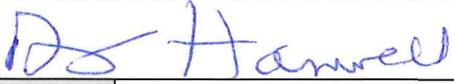
Part Taken – Improvements							
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value	
5-SH	Grass	400	SF	\$0.30	0%	\$120.00	
5-SH	White Picket Fence	100	LF	\$38.00	10%	\$3,420.00	
5-SH	Landscape Light	1	Each	\$65.00	10%	\$60.00	
5-SH	Shrub/Bush	1	Each	\$120.00	0%	\$120.00	
5-SH	Concrete Driveway	106	SF	\$9.30	15%	\$840.00	
5-SH	Gravel Driveway	216	SF	\$2.00	10%	\$390.00	
5-SH	Planted Ground Cover	210	SF	\$2.50	0%	\$525.00	
5-T	Planted Ground Cover	222	SF	\$2.50	0%	\$555.00	
5-T	White Picket Fence	11	LF	\$38.00	10%	\$380.00	
5-T	Landscape Light	1	Each	\$65.00	10%	\$60.00	
5-T	Shrub/Bush	1	Each	\$120.00	0%	\$120.00	
						Total:	\$6,590.00

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A		
		Total: \$0.00

Preparers Conclusion		
Comments		
<p>The project involves the replacement of bridge MED-MR929-0.14 (SFN 5265509) over Champion Creek, including replacement of pavement along with storm, sanitary and waterwork.</p> <p>Parcel 10-SH is a 0.0214 acre irregularly shaped permanent standard highway easement located along the east side of the lot along S. Huntington St. and is being acquired for the project. The acquisition measures 165' along S. Huntington St. x 13.5' x 30.76' x 14.14' x 124.39' x 3.5'. Impacted site improvements include Grass, White Picket Fence, 1-Landscape Light, 1-Shrub/Bush, Concrete Driveway, Gravel Driveway and Planted Ground Cover valued above.</p> <p>Parcel 10-T is a 0.0613 acre temporary easement that is being acquired for the project to perform grading, drive construction, the removal of a landscape light, picket fencing, a shrub and to construct bridge footings, and to reconstruct the stacked wall. The temporary is irregular in shape and is adjacent to the west of Parcel 10-SH. Parcel 10-T measures, 15' along W. Smith Rd., then measures 124.39' x 14.14' x 30.76' x 13' x 11.95' x 21.21' x 16' x 18.60' x 101.17. The temporary easement has a 12 month duration and at the end of the project the land encumbered by the temporary easement will be returned to the property owner in fee. The impacted site improvements include grass, gravel and concrete driveway that the appraiser understands will be replaced as part of the project. Other impacted site improvements include Planted Ground Cover, White Picket Fence, a Landscape Light and a Shrub/Bush.</p> <p>All site improvements have been valued in part from Marshall Valuation Service and from local garden centers. The larger parcel will be reduced from a 0.2462 net acre site to a 0.2248 net acre site with a 0.0214 acre standard highway easement. The residue larger parcel will have a reduced side yard of with a side setback of 24.5'+- and remains compliant with the C-2 setback restrictions. The residential use in a C-2 commercial use makes the property a lefal nonconforming use, same as before the acquisition. The appraiser also understands that access to the residence will be maintained throughout the duration of the project.</p>		
Total Estimated Compensation:		\$11,199.00

FMVE Conclusion		
Comments		
The conclusions of this report are fair and reasonable.		
Total FMVE:		\$11,199.00

Signatures	
Appraiser's Signature	
	
Typed Name:	C. Eric Kirk, MAI, SRA
Title:	Appraiser
Date:	10/15/2025

Agency Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor of the City of Medina
Date:	11-25-25

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00
<small>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</small>			

REQUIRED ATTACHMENTS
Photographs of the Subject Property Aerial Sketch of the larger Parcel Project Plans Legal Description Comparable Sales Location Map Appraisal Scoping Check List Appraisal Qualifications