

**ORDINANCE NO. 76-26**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE FMVE'S (FAIR MARKET VALUE ESTIMATE) APPRAISAL(S) AND ACCEPT THE EASEMENT(S) FOR THE NORTH HUNTINGTON STREET PROJECT, AND DECLARING AN EMERGENCY.**

**WHEREAS:** In order to complete the reconstruction of North Huntington Street, Phase 3, the City must acquire several easements; and

**WHEREAS:** In order for the City's right-of-way consultant (Rourke Acquisition Services) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE's) 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 Rourke Acquisition Services, and accepts the Fair Market Value (FMVE) for the following parcels as follows:

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
309-311 N. Huntington St.	028-19A-17-009	\$ 1,825.00
317 N. Huntington St.	028-19A-17-007	\$ 1,286.00
319 N. Huntington St.	028-19A-17-006	<u>\$ 1,758.00</u>
	TOTAL	\$ 4,689.00

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

**SEC. 3:** That if the property owners agree to the FMVE as listed, the Mayor is hereby authorized to accept the easement and authorize its recording and payment to the property owner.

**SEC. 4:** That the funds to cover the appraisals, in the amount of \$4,689.00 are available in Account No. 108-0610-54411.

**SEC. 5:** 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. 6:** 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:** May 11, 2026

**SIGNED:** John M. Coyne, III  
President of Council

**ATTEST:** Kathy Patton  
Clerk of Council

**APPROVED:** May 12, 2026

**SIGNED:** James A. Shields  
Mayor

VA  
REV. 06-2025

VALUE ANALYSIS  
(\$15,000 OR LESS)

ORD. 76-26 Esch. A

OWNER'S NAME

Harshinder Kaur
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COUNTY Medina  
ROUTE North Huntington St  
Recon  
SECTION N/A  
PARCEL NO. 6-SH  
PROJECT I.D. NO. N/A

**Subject**

Address/Location	Zoning	Utilities	APN		
309 - 311 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, just south of West North Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-009		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.2661 Gross/Net	Acres	Residential Development

**Comments**

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-009 titled Harshinder Kaur. The property contains 0.2661 gross/net acres (11,592+/- SF) per the Auditor and is located off the west side of North Huntington Street, just south of West North Street, within the city of Medina, Medina County, Ohio. The site is improved with a two-family residence and related improvements constructed around 1880 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property appears to represent a legal-conforming property before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

**Comparable Sales**

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
			Unit Value Indication	
			\$6.09/Net Sq.Ft.	

**Comments**

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
		Parcel Size		
		13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)		
		Unit Value Indication		
\$2.98/Net Sq.Ft.				

**Comments**

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
		Parcel Size		
		27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)		
		Unit Value Indication		
\$3.31/Net Sq.Ft.				

**Comments**

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

**Overall Comments / Reconciliation**

**Comments**

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.50 per sq.ft. is deemed warranted weighing the subject's smaller site size.

Reconciled Value: | **\$4.50/SF**

**Part Taken - Land**


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
6-SH	336 SF (0.0077 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$1,511.00</u>
					<b>Total:</b>	<b>\$1,511.00</b>

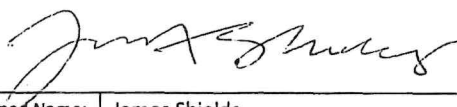
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
6-SH	Gravel Drive	45+/-	SF	\$4.50	50%	\$101
6-SH	Concrete walk	15+/-	SF	\$6.50	10%	\$88
6-SH	Grass	276+/-	SF	\$0.45	N/A	\$125
6-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$314

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the east edge of the property. The taking is irregular in configuration and extends 66.84 ft. in length along the subject's entire frontage along the west side of North Huntington Street and measures 5 ft. in depth containing 0.0077 net acres (335+/- SF).</p> <p>There exists gravel drive, concrete walk, and grass area within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The market value for the easement is estimated to be 336 SF X \$4.50 per SF = \$1,512 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$1,254.</p> <p>The residue parcel will continue to contain 0.2661 gross acres of which 0.0077 acres (336+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legal-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,825	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$1,825	

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	4/7/2026

Signature	
	
Typed Name:	James Shields
Title:	Mayor, City of Medina
Date:	5/12/2026

**Administrative Settlement**

Signature
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Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	

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**

- Jurisdictional Exception
- Property Record Card and GIS Plat
- Plat and Legal Description of Taking
- Plan and Profile
- Photographs of the Subject Property
- The Map of Comparable Sales
- Appraiser Qualifications

OWNER'S NAME

Wayne A. Kosa

COUNTY Medina  
ROUTE North Huntington St  
Recon  
SECTION N/A  
PARCEL NO. 7-SH  
PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
317 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, just north of West North Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-007		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.2634 Gross/Net	Acres	Residential Development

**Comments**

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-007 titled 319 N. Huntington Street, LLC. The property contains 0.2364 gross/net acres (10,298+/- SF) per the Auditor and is located off the west side of North Huntington Street, just north of West North Street, within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1923 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property appears to represent a legal-conforming property before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date	
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023	
APN(s)		Zoning	Utilities	Sale Price	
028-19A-21-269		(R-3) High Density Urban Residential	All Public		\$50,000
					Parcel Size
					8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
					Unit Value Indication
				\$6.09/Net Sq.Ft.	

Comments

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
			\$2.98/Net Sq.Ft.	

**Comments**

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
				Unit Value Indication
			\$3.31/Net Sq.Ft.	

**Comments**

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

**Overall Comments / Reconciliation**

**Comments**

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.50 per sq.ft. is deemed warranted weighing the subject's smaller site size.

Reconciled Value: | **\$4.50/SF**

**Part Taken - Land**


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
7-SH	227 SF (0.0052 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$1,021.00</u>
					Total:	<b>\$1,021.00</b>

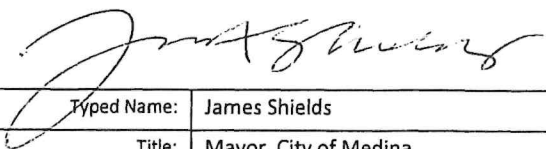
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
7-SH	Gravel and Earth Drive	45+/-	SF	\$4.50	50%	\$101
7-SH	Concrete walk	15+/-	SF	\$6.50	10%	\$88
7-SH	Grass	167+/-	SF	\$0.45	N/A	\$76
7-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$265

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the east edge of the property. The taking is irregular in configuration and extends 45 ft. in length along the subject's entire frontage along the west side of North Huntington Street and measures 5.0+/- feet in depth containing 0.0052 net acres (227+/- SF).</p> <p>There exists earth and drive, concrete walk, and grass area within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The market value for the easement is estimated to be 227 SF X \$4.50 per SF = \$1,022 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$1,021.</p> <p>The residue parcel will continue to contain 0.2634 gross acres of which 0.0052 acres (227+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,286	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$1,286	

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	4/7/2026

Signature	
	
Typed Name:	James Shields
Title:	Mayor, City of Medina
Date:	5/12/2026

**Administrative Settlement**

Signature	

Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	

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**

- Jurisdictional Exception
- Property Record Card and GIS Plat
- Plat and Legal Description of Taking
- Plan and Profile
- Photographs of the Subject Property
- The Map of Comparable Sales
- Appraiser Qualifications

VA  
REV. 06-2025

VALUE ANALYSIS  
(\$15,000 OR LESS)

OWNER'S NAME

319 N. Huntington Street, LLC

COUNTY Medina  
ROUTE North Huntington St Recon  
SECTION N/A  
PARCEL NO. 8-SH  
PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
319 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of West North Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-006		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.3161 Gross/Net	Acres	Residential Development

**Comments**

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-006 titled 319 N. Huntington Street, LLC. The property contains 0.3161 gross/net acres (13,769+/- SF) per the Auditor and is located off the west side of North Huntington Street, north of West North Street, within the city of Medina, Medina County, Ohio. The site is improved with a two-family residence and related improvements constructed around 1905 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property appears to represent a legal-conforming property before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date	
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023	
APN(s)		Zoning	Utilities	Sale Price	
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000	
				Parcel Size	
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)	
Unit Value Indication		\$6.09/Net Sq.Ft.			

Comments

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
\$2.98/Net Sq.Ft.				

**Comments**

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
				Unit Value Indication
\$3.31/Net Sq.Ft.				

**Comments**

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

**Overall Comments / Reconciliation**

**Comments**

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.50 per sq.ft. is deemed warranted weighing the subject's smaller site size.

Reconciled Value: | **\$4.50/SF**

**Part Taken - Land**


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
8-SH	279 SF (0.0064 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$1,254.00</u>
<b>Total:</b>						<b>\$1,254.00</b>

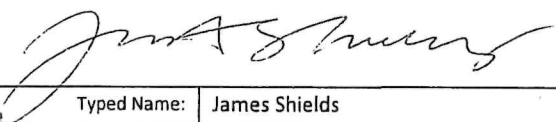
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
8-SH	Concrete Drive	55+/-	SF	\$6.50	10%	\$322
8-SH	Concrete walk	15+/-	SF	\$6.50	10%	\$88
8-SH	Grass	209+/-	SF	\$0.45	N/A	\$94
8-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$504

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the east edge of the property. The taking is irregular in configuration and extends 54 ft. in length along the subject's entire frontage along the west side of North Huntington Street and ranges in depth from 8.0 ft. along its northern boundary to 5.0 ft. along its southern boundary containing 0.0064 net acres (279+/- SF).</p> <p>There exists concrete drive, concrete walk, and grass area within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The market value for the easement is estimated to be 279 SF X \$4.50 per SF = \$1,255 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$1,254.</p> <p>The residue parcel will continue to contain 0.3161 gross acres of which 0.0064 acres (279+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,758	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$1,758	

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	4/7/2026

Signature	
	
Typed Name:	James Shields
Title:	Mayor, City of Medina
Date:	5/12/2026

**Administrative Settlement**

Signature

Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
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**

- Jurisdictional Exception
- Property Record Card and GIS Plat
- Plat and Legal Description of Taking
- Plan and Profile
- Photographs of the Subject Property
- The Map of Comparable Sales
- Appraiser Qualifications