## ORDINANCE NO. 93-25

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

WHEREAS: In order to complete the Prospect Street Bridge Project, the City must acquire four 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 as follows:

<u>Address</u>	<u>Parcel</u>		<b>FMVE</b>
503 W. Smith Road	028-19A-21-322		\$300.00
245 Medina Street	028-19A-20-049		\$300.00
290 S. Prospect Street	028-19A-21-315		\$388.00
248 S. Prospect Street	028-19A-21-316		\$332.00
		TOTAL	\$1,320.00

- 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:	May 12, 2025		SIGNED:	John M. Coyne, III President of Council
ATTEST:	<u>Kathy Patton</u> Clerk of Council	•	APPROVED:	May 13, 2025
			SIGNED:	Dennis Hanwell
				Mayor

ORD. 93-25

COUNTY MED

ROUTE MR-262

0.29 (Prospect SECTION

PARCEL NO.

PROJECT I.D. NO. 120265

> **Unit Value Indication** \$118,186

OWNER'S NAME

Korby L. Speilberger and Shari Spishak-Spielberger

Subject

Address/Location	Zoning	Utilities
503 W. Smith Rd, Medina, OH 44256	R-3 (High Density Residential) 510-Single Fam, Platted	Electric & Water

	APN	in a state of
028-19A-21-3	322	
Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
0.1240	Acre	Residential

#### Comments

The larger parcel contains a total of 0.1240 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is residential which conforms to its current zoning within the city limits of the City of Medina.

Sale # Address/Location   Sale Price	THE RESIDENCE OF THE PARTY OF T	rable Sales			
APN(s)  44256  Zoning  Utilities  Sale Price  1.58  Unit Value Indication  \$126,582  Comments  Comments  Address/Location  Highest and best use  APN(s)  428-19C-09-217  APN(s)  Aserbrand by Address/Location  Accomments  Comments  Comments  Residential: Vacant Lot  Bectric & Water  \$200,000.00  Parcel Size  1.58  Unit Value Indication  \$126,582  Comments  Comments  Address/Location  Highest and best use  Verification source  Sale Date  102  West Park Blvd, Medina, OH  APN(s)  44256  APN(s)  APPN(s)  APPN			Highest and best use	Verification source	Sale Date
228-19A-04-041   Sold-Residential: Vacant Lot   Electric & Water   \$200,000.00   Parcel Size   1.58   Unit Value Indication   \$126,582			Residential	Knowledgeable Party	10/3/2024
Comments   Parcel Size   1.58   Unit Value Indication   \$126,582		44256	Zoning	Utilities	Sale Price
Comments   Comments	028-19A-04-041		500-Residential: Vacant Lot	Electric & Water	\$200,000.00
Comments		1			Parcel Size
Sale # Address/Location   Sale Price					1.58
Acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area.  Sale # Address/Location Highest and best use Verification source Sale Date  102 West Park Blvd, Medina, OH 44256  APN(s) 44256  Coning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$49,000.00  Parcel Size  0.3000  Unit Value Indication \$163,334  Comments  Acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's length. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256  Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size					Unit Value Indication
Againt land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area.  Sale # Address/Location Highest and best use Verification source Sale Date  102 West Park Blvd, Medina, OH 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$49,000.00  Parcel Size 0.3000  Unit Value Indication \$163,334  Comments  Againt land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size					\$126,582
Sale # Address/Location Highest and best use Verification source Sale Date 102 West Park Blvd, Medina, OH 44256 Zoning Utilities Sale Price 500-Residential: Vacant Lot Electric & Water \$49,000.00  Unit Value Indication \$103 Asherbrand Dr, Medina, OH 44256 Zoning Utilities  Sale # Address/Location Highest and best use Verification source \$49,000.00  Comments  Comments  Asale # Address/Location Highest and best use Verification source Sale Date 103 Asherbrand Dr, Medina, OH 44256 Zoning Utilities Sale Price  Sale # Address/Location Highest and best use Verification source Sale Date 103 Asherbrand Dr, Medina, OH 44256 Zoning Utilities Sale Price  Solo-Residential: Vacant Lot Electric & Water \$5111,000.00  Parcel Size	# 5.46 M.J.				10/2/2004
Sale # Address/Location Highest and best use Verification source Sale Date  102 West Park Blvd, Medina, OH 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$49,000.00  Parcel Size 0.3000  Unit Value Indication \$163,334  Comments  Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  Asherbrand Dr, Medina, OH 44256 Zoning Utilities Sale Price 0.3000  Unit Value Indication \$163,334  Comments  Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date 103 Asherbrand Dr, Medina, OH APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00 Parcel Size	Vacant land sale loca Agent. Neighboring p	ited in commercial/residential area. Narcels are also commercial/resident	Valid arm's length sale found on MI ial, which conforms to the area.	.S, confirmed as valid on auditor's w	ebsite and with Seller's
APN(s)   A				Verification source	Sale Date
APN(s)  44256  Zoning  Utilities  Sale Price  500-Residential: Vacant Lot  Electric & Water  Flectric & Water  S49,000.00  Parcel Size  0.3000  Unit Value Indication \$163,334  Comments  Accant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale #  Address/Location  Highest and best use  Verification source  Sale Date  103  Asherbrand Dr, Medina, OH  APN(s)  44256  Zoning  Utilities  Sale Price  Sale Date  Electric & Water  \$111,000.00  Parcel Size	102	West Park Blvd, Medina, OH	Residential		7/1/2024
Parcel Size  0.3000 Unit Value Indication \$163,334   Comments  /acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH APN(s) 44256  Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water  Parcel Size	APN(s)	44256	Zoning	Utilities	The second secon
Comments  Accant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Accant land sale located in commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size	028-19C-09-217		500-Residential: Vacant Lot	Electric & Water	\$49,000.00
Comments  /acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size					Parcel Size
Comments  /acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size					0.3000
Comments  /acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size		Í			Unit Value Indication
Comments  /acant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area  Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025  APN(s) 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size					\$163,334
Sale # Address/Location Highest and best use Verification source Sale Date  103 Asherbrand Dr, Medina, OH 44256 Zoning Utilities Sale Price  500-Residential: Vacant Lot Electric & Water \$111,000.00  Parcel Size		A SAC THE RESERVE OF THE SAC T	Comments		
Sale # Address/Location Highest and best use Verification source Sale Date  103	Vacant land sale loca Agent. Neighboring p	ted in commercial/residential area. Nearcels are also commercial/resident	Valid arm's length sale found on Mi ial, which conforms to the area	.S, confirmed as valid on auditor's w	vebsite and with Seller's
Asherbrand Dr, Medina, OH Residential Knowledgeable Party 2/4/2025 APN(s) Zoning Utilities Sale Price 500-Residential: Vacant Lot Electric & Water \$111,000.00 Parcel Size				Verification source	Sale Date
APN(s) 44256 Zoning Utilities Sale Price 128-19D-12-191 500-Residential: Vacant Lot Electric & Water \$111,000.00 Parcel Size	103	Asherbrand Dr, Medina, OH	Residential		
28-19D-12-191 S00-Residential: Vacant Lot Electric & Water \$111,000.00 Parcel Size	APN(s)	44256	Zoning		
Parcel Size	028-19D-12-191	-	500-Residential: Vacant Lot	Electric & Water	
					0.9392

Comments

Vacant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area

Overall	Comments /	Reconcil	liation

#### Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all residential sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$118,186 to \$163,334. More value was assigned to comparable sale #101, because of its proximity to the subject property. A value of \$163,334/acre was reconciled.

Reconciled Value:

\$163,334.00 /Acre

Part 1	aken - Land					
Parcel # Suffix	Net Take Area	, % Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-T	0.007	10%	12 months	\$163,334	\$163,334 x 0.007 = \$114.33. \$114.33 x 0.10 = \$11.43 x 1 year (12 months)=\$11.43	\$11.43
					Total:	\$11.43

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A						insprovement value
				1		
Jake Willer					Total:	\$0.00

Parcel # Suffix			Description				Cost to Cure
N/A				 1 - 15 4 7 1 - 14		7537 HG	
		Jan .		7 1/2 - 1 2 - 10 1	1-31	Total:	\$0.00

#### **Preparers Conclusion**

Comments

The 0.007 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Lawn area within the Temporary Easement will be replaced in like kind, no compessation is warranted. Fencing in the Temporary Easement area will Not be Disturbed.

Total Estimated Compensation:

\$11.43

## FMVE Conclusion

Comments

The FMVE has been adjusted to comply with the Ohio Department of Transportation's Minimum Award Policy.

Total FMVE: \$300.00

Preparer Signature

Naomi Homps

Typed Name: Naomi Thompson

Title: Agent

Date: 4/10/2025

Agency Signature

Dennis Han well

Date: Mayer

Typed Name:

Administrati	ve Settlement		
	Signature		
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement:	\$0.00
PERFORMING THIS VA	LUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRE	NDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE CCT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY   COMPEN TIMATE   THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CF	E VALUATION   THE PREPARER

ORD 93-25

	0.0
COUNTY	MED
ROUTE	MR-262
SECTION	0.29 (Prospect St.)
PARCEL NO.	2-T
POISCELD NO	120265

# OWNER'S NAME Montrose Land Corporation

Address/Location	Zoning	Utilitles		APN	
245 Medina St, Medina, OH 44256	I-1 (Industrial)	Electric & Water	028-19A-20-0	049	
	499-Other commercial structures		Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			1.55	Acre	Commercial

The larger parcel contains a total of 1.55 acres gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH	Commercial	Knowledgeable Party	3/9/2023
APN(s)	44256	Zoning	Utilities	Sale Price
26-06D-31-109		400-Commercial vacant land	Electric & Water	\$505,050,00
	1		1	Parcel Size
				2.1122
		1	1	Unit Value Indication
				\$239,111
		Comments		
acant land sale loca eighboring parcels	ited in commercial area. Valid arm's le are also commercial, which conforms	ength sale found on MLS, confirmed to the area.	as valid on auditor's website and	with Seller's Agent.
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	Zoning	Utilities	Sale Price
28-19A-20-046		400-Commercial vacant land	Electric & Water	\$77,500.00
				Parcel Size
				0.2803
				Unit Value Indication
				\$276,490
		Comments		N
leighboring parcels	ted in commercial area. Valid arm's le are also commercial, which conforms	ength sale found on MLS, confirmed to the area.	as valid on auditor's website and	with Seller's Agent.
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH	Commercial	Knowledgeable Party	4/26/2023
APN(s)	44256	Zoning	Utilities	Sale Price
028-19B-14-001		400-Commercial vacant land	Electric & Water	\$450,000.00
			*	Parcel Size
	1		1	
				0.5329
				0.5329 Unit Value Indication

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Overall	Comments /	Reconciliation

#### Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Parcel # - Suffix	'Net Take Area	%. Acquired	Temporary Take Period	Unit Value	Comments	Total Value
2-T	0.010	10%	12 months	\$276,490.00	Temporary Easement - \$276,490 x 0.010 = \$2,764.9. \$2,764.9 x 0.10 = \$276.49 x 1 year (12 months) = \$276.49	\$276.49
and the second contract of the second contrac		The state of the s			Total:	\$276.4

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A				Jane Value	Depreciation	improvement valu
				+		<del> </del>
						-
		***		and the second	Total:	\$0.0

Parcel # Suffix	Description	Cost to Cure
N/A		

#### **Preparers Conclusion**

#### Comments

The 0.010 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Lawn and gravel area within the Temporary Easement will be replaced in like kind, no compessation is warranted. The Sign in the parking area will not be disturbed.

**Total Estimated Compensation:** 

\$276.49

## FMVE Conclusion

Comments

The FMVE has been adjusted to comply with the Ohio Department of Transportation's Minimum Award Policy.

Total FMVE:

\$300.00

Signat	tures	
		7

**Preparer Signature** 

No ami Thamas

Typed Name: Naomi Thompson
Title: Agent

Date: 4/10/2025

**Agency Signature** 

Typed Name: Dennis Hay

Title: A

Date:

may 13:303

Administrati	ve Settlement		
	Signature		
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement:	\$0.00
PENFONIVING I HIS VA	LUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIR	ANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE TH	E VALUATION   THE PREPARER

OWNER'S NAME

Bruce H. Bauer and Sally J. Bauer, Co-Trustees

DRD.93-25

COUNTY MED

ROUTE MR-262

0.29 (Prospect SECTION

St.)

PARCEL NO.

4-T

PROJECT I.D. NO. 120265

Address/Location	Zoning	Utilities		APN	
290 S Prospect St, Medina, OH 44256	C-2 (Central Business)	Electric & Water	028-19A-21-3		
	455-Commercial garages		Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.4970	Acre	Commercial

The larger parcel contains a total of 0.4970 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.

Compar	able Sales			
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH	Commercial	Knowledgeable Party	3/9/2023
APN(s)	44256	Zoning	Utilities	Sale Price
26-06D-31-109	1	400-Commercial vacant land	Electric & Water	\$505,050.00
			Parcel Size	
				2.1122
				Unit Value Indication
			\$239,111	
		Comments		
/acant land sale locat Veighboring parcels a	ed in commercial area. Valid arm's le re also commercial, which conforms	ength sale found on MLS, confirmed to the area.	d as valid on auditor's website and	with Seller's Agent.
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	7aning	The second of th	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	Zoning	Utilities	Sale Price
028-19A-20-046	-	400-Commercial vacant land	Electric & Water	\$77,500.00
	İ			Parcel Size
				0.2803
	1			Unit Value Indication
				\$276,490
		Comments		

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH	Commercial	Knowledgeable Party	4/26/2023
APN(s)	44256	Zoning	Utilities	Sale Price
028-198-14-001		400-Commercial vacant land	Electric & Water	\$450,000.00
				Parcel Size
				0.5329
				Unit Value Indication
				\$844,437

## Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Overall	Comments /	Reconciliation

	m			

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Total Value	Comments	Unit Value	Temporary Take Period	% Acquired	Net Take Area	Parcel # Suffix
\$388.0	Temporary Easement - \$276,490 x 0.014 = \$3,870.86. \$3,870.86 x 0.10 = \$387.08 x 1 year (12 month) = \$388 (rd).	\$276,490.00	12 months	10%	0.014	4-T
					· · · · · · · · · · · · · · · · · · ·	
\$388.0	Total:	4				

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A	***				- epi colution	improvement valu
				+		
				1		
			11.19		Total:	

Parcel # Suffix		Description	Cost to Cure
N/A			
	British British	Tot	1: \$0.00

## Preparers Conclusion

Comments

The 0.014 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Concrete with in temporary easement will be replaced in like kind, no compensation is warranted.

**Total Estimated Compensation:** 

\$388.00

FMVE Conclusion			
	Comments		
		Total FMVE:	\$388.00

	Preparer Signature
7	Jaoni thomps
Typed Name:	Naomi Thompson
Typed Name: Title:	Naomi Thompson Agent

	Agency Signature
Do	Hanwell
Typed Name:	Dennis Hanwell
Title:	Mayor 130
Date:	may 13, 2025

	ve Settlement Signature		
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement:	\$0.00
PERFORMING THIS VA	LUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRE	NDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALU	JATION   THE PREPARER

 OWNER'S NAME	
Montrose Land Corporation	

ORD. 93-25

COUNTY MED

ROUTE MR-262

0.29 (Prospect

SECTION 0.29 (

		 	 -						PARCEL NO.	5-T	
									PROJECT I.D. NO.	120265	
biect	•	•	•				*	•			

Address/Location	Address/Location Zoning Utilities			APN			
248 S Prospect St, Medina, OH 44256	I-1 (Industrial) Electric & Water		028-19A-21-316				
	480-Commercial Warehouse		Larger Parcel Size	Larger Parcel Unit	Highest and Best Use		
		1	0.4205	Acre	Commercial		

The larger parcel contains a total of 0.4205 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH	Commercial	Knowledgeable Party	3/9/2023
APN(s)	44256	Zoning	Utilities	Sale Price
26-06D-31-109		400-Commercial vacant land	Electric & Water	\$505,050.00
				Parcel Size
			1	2.1122
	1		1	Unit Value Indication
				\$239,111
		THE REPORT OF THE PARTY OF THE		
acant land sale loca	ted in commercial area. Valid arm's le	ength sale found on MLS, confirmed	d as valid on auditor's website and	with Seller's Agent.
Sale #	are also commercial, which conforms		Ţ	
	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	Zoning	Utilities	Sale Price
28-19A-20-046		400-Commercial vacant land	Electric & Water	\$77,500.00
				Parcel Size
	*			0.2803
	1			Unit Value Indication
				\$276,490
11 Thurst 2 is		Comments		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
/acant land sale loca Veighboring parcels :	ted in commercial area. Valid arm's le are also commercial, which conforms	ength sale found on MLS, confirmed to the area	d as valid on auditor's website and	with Seller's Agent.
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH	Commercial	Knowledgeable Party	4/26/2023
	44256	Zoning	Utilities	Sale Price
APN(s)	44230	Loming		
		400-Commercial vacant land	Electric & Water	
	44230		Electric & Water	\$450,000.00
	44230		Electric & Water	\$450,000.00 Parcel Size
APN(s) 028-19B-14-001	44230		Electric & Water	\$450,000.00

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Overall	Comments	1	Reconciliation

#### Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Parcel # Suffix	Net Take Area	% - Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-Т	0.012	10%	12 months	\$276,490.00	Temporary Easement - \$276,490 x 0.012 = \$3,317.88. \$3,317.88 x 0.10 = \$331.78x 1 year (12 Months) = \$332 (rd)	\$332.00
					Total:	\$332.0

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
N/A						in provenienc value
				1		
				++		-
				-		<u> </u>
THE RESERVE OF THE PARTY OF THE					Total:	\$0.00

Parcel # Suffix	Description		Cost to Cure
N/A			
4 2 19		Total:	\$0.00

#### Preparers Conclusion

## Comments

The 0.012 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Concrete with in temporary easement will be replaced in like kind, no compensation is warranted.

**Total Estimated Compensation:** 

\$332.00

FMV	Æ.	Co	ncl	usio	n
1.75	10.1	200	F 19.0	11 / N. N. S.	

Comments

Total FMVE:

\$332.00

Signatures	
	Preparer Signature
7	Jaoni Honeps
Typed Name:	Naomi Thompson
Title:	Agent
Date:	4/10/2025

**Agency Signature** 

Typed Name:

Title:

Date:

	Signature		
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:	Click to enter date.	Total Settlement;	\$0.00
PERFORMING THIS VA	LUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR IND	STANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VAL IRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY   COMPENSATION ESTIMATE   THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.	UATION   THE PREPARER