

**ORDINANCE NO. 125-25****AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) 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 three 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) 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>	<u>FMVE</u>
315 N. Huntington St.	028-19A-17-008	\$ 1,175.00
629 N. Huntington St.	028-19A-17-225	\$ 483.00
240 West Union St.	028-19A-17-050	\$ 1,015.00
236 Broadway Street	028-19A-17-071 & 072	\$ 7,687.00
304-390 West Union St.	028-19A-17-003 & 004	<u>\$ 8,716.00</u>
	<b>TOTAL</b>	<b>\$19,076.00</b>

**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:**     July 14, 2025

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

**ATTEST:**     Kathy Patton  
Clerk of Council

**APPROVED:**     July 15, 2025

**SIGNED:**     Dennis Hanwell  
Mayor

ORD 125-25  
Exh. A

OWNER'S NAME

Tamara Ringer

COUNTY Medina

ROUTE North Huntington St  
Recon

SECTION N/A

PARCEL NO. 1-SH

PROJECT I.D. NO. N/A

**Subject**

Address/Location	Zoning	Utilities	APN		
315 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of Bronson Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-008		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.1589 Gross/Net	Acres	Single-Family 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-17-008 titled to Tamara Ringer. The property contains 0.1589 gross/net acres (6,922+/- SF) per the Auditor and is located off the west side of North Huntington Street, north of Bronson Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1950 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 does not appear to meet the minimum site size requirement and represents a legally non-conforming site 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
1-SH	218 SF (0.0050 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$980.00</u>
Total:						\$980.00



**Part Taken – Improvements**

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
1-SH	Gravel drive	35+/-	SF	\$4.50	50%	\$79
1-SH	Concrete walk	12+/-	SF	\$6.50	50%	\$39
1-SH	Grass	171+/-	SF	\$0.45	N/A	\$77
1-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$195

**Cost to Cure**

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

**Preparers Conclusion****Comments**

The proposed highway easement is located at the east edge of the property. The taking is irregular in configuration and extends 40.17 ft. in width 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 3.0 ft. along its southern boundary containing 0.0050 net acres (218+/- SF).

There exists gravel drive, concrete walk, and grass areas within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.

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.

The market value for the easement is estimated to be 218 SF X \$4.50 per SF = \$981 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$980.

The residue parcel will continue to contain 0.1589 gross/net acres of which 0.0050 acres (218+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.


Total Estimated Compensation: \$1,175

**Comments**

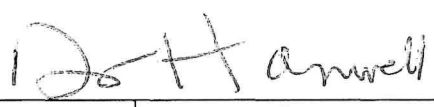
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

Total FMVE: \$1,175

**Signatures****Person Preparing Analysis**

	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

**Signature**

	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	July 15, 2025

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. 04-2020

VALUE ANALYSIS  
(\$10,000 OR LESS)

ORD 125-25

OWNER'S NAME

Medina Huntington R.E. Group II, LLC

COUNTY Medina

ROUTE North Huntington St  
Recon

SECTION N/A

PARCEL NO. 2-S

PROJECT I.D. NO. N/A

**Subject**

Address/Location	Zoning	Utilities	APN		
629 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of W. Union Street, within the city of Medina, Medina County, Ohio.	(R-2) Medium Density Urban Residential District	All Public	028-19A-17-225		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			5.8150 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-17-225 titled to Medina Huntington R.E. Group II, LLC. The property contains 5.8150 gross/net acres per the Auditor and is located off the west side of North Huntington Street, just south of the western terminus of Bradway Street, north of W. Union Street, within the city of Medina, Medina County, Ohio. The site is improved with a senior living facility and related improvements constructed around 2018 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-2) Medium Density Urban Residential District. The purpose of the R-2 Medium Density Urban Residential District is to provide for single and two-family residences in areas that are or may reasonably be expected to be provided with central sewer and water facilities. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities. The principal permitted use is a single-family detached dwelling. Assisted living facility, independent living facility, or nursing home is considered a conditionally permitted use. The minimum lot size is 9,000 sq.ft. for a single-family detached dwelling and 18,000 sq.ft. for all other uses with a minimum lot frontage of 50 feet. The subject property appears to meet the minimum road frontage and lot width requirement and represents a legally conforming site before and after the proposed taking.

It is noted that the property owner owns additional land areas adjacent to the subject property. These land areas are not impacted by the proposed takings; are improved with residential building-related improvements; and can be developed and utilized separate and apart from the subject property. The additional land areas are therefore not included for the purposes of this appraisal report.

The subject property is irregular 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	South side of Bluebell Parkway, east of Pearl Road, Brunswick Hills Township, Medina County, Ohio.	Residential	Broker/Agent	5/2/2025
APN(s)		Zoning	Utilities	Sale Price
001-02D-27-037 and 001-02D-28-043		(RR) Rural Residential	All Public	\$510,000
				Parcel Size
				10.24± Gross / Net Acres
				Unit Value Indication
				\$49,805/Net Acre

**Comments**

The site is located off the south side of Bluebell Parkway, east of Pearl Road and south of Foskett Road within Brunswick Hills Township, Medina County, Ohio. The site is generally level and at-grade with adjacent thoroughfares and properties and is not located within a known 100-year flood hazard area. The site is approved by court order with the right to build 140 units and is serviced by Brunswick CSD.



Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	North side of West Street, west of High Street, Wadsworth, Medina County, Ohio.	Multifamily	Broker/Agent	3/4/2024
APN(s)		Zoning	Utilities	Sale Price
040-20A-06-047		(R-2) Residential	All Public	\$300,000
				Parcel Size
				2.262± Gross / Net Acres
				Unit Value Indication
				\$132,626/Net Acre
Comments				
The site is located off the north side of West Street, west of High Street and south of I-76 within the city of Wadsworth, Medina County, Ohio. The site is generally level and at-grade with West Street and is not located within a known 100-year flood hazard area. The site was purchased for residential oriented development is serviced by Wadsworth CSD.				

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	East side of Wooster Pike, south of Pinewood Drive, Montville Township, Medina County, Ohio.	Institutional or Office	CoStar	5/16/2024
APN(s)		Zoning	Utilities	Sale Price
030-11A-01-030		(CB) Community Business	All Public	\$750,000
				Parcel Size
				5.4752± Gross / 5.185±Net Acres
				Unit Value Indication
				\$144,648/Net Acre
Comments				
The site is located off the east side of Wooster Pike, south of Pinewood Drive and west of Wadsworth Road within Montville Township, Medina County, Ohio. The site is generally level and at-grade with Wooster Pike 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), zoning, configuration and functional utility. A market value of \$140,000 per acre is deemed warranted.

Reconciled Value: \$140,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
2-S	0.0069 Net Acres	50%	N/A	\$140,000 / Net Acre	Storm Sewer Easement	\$483
Total:						\$483

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
2-S	Grass and natural foliage items are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$0

**Cost to Cure**

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

**Preparers Conclusion****Comments**

The proposed storm sewer easement is located at the northeast corner of the property. The taking is rectangular in configuration and measures 10.0 ft. by 30.0 ft. containing 0.0069 net acres.

Per the client, grass areas, if disturbed within the easement areas, will be replaced as part of this project. No compensation is accorded for these items. Additionally, 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.

The easement is compensated at a rate of 50% of the fee simple land value as only a storm sewer easement is being acquired.


The residue parcel will continue to contain 5.8150 gross/net acres of which 0.0069 acres will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.


**Total Estimated Compensation:****\$483.00****Comments**

The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

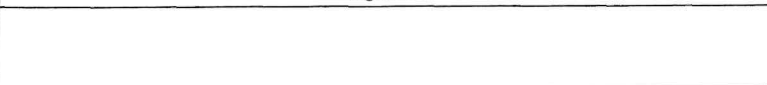
**Total FMVE:****\$483.00****Signatures****Person Preparing Analysis**

	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

**Signature**

	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	July 15, 2025

**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. 04-2020

VALUE ANALYSIS  
(\$10,000 OR LESS)

ord 125-25

OWNER'S NAME

Colleen Turk and Crystal R. Turk

COUNTY Medina

ROUTE North Huntington St  
Recon

SECTION N/A

PARCEL NO. 3-SH

PROJECT I.D. NO. N/A

**Subject**

Address/Location	Zoning	Utilities	APN		
240 West Union Street, Medina, Ohio 44256. Located on the southeast corner of Union Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-050		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.1653 Gross/Net	Acres	Single-Family 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-17-050 titled to Colleen Turk and Crystal R. Turk. The property contains 0.1653 gross/net acres per the Auditor and comprises the southeast corner of Union Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 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 does not appear to meet the minimum lot size requirement and represents a legally non-conforming site 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 SF is deemed warranted weighing the size of the subject property.

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

#### Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3-SH	131 SF (0.0030 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$589</u>
Total:						\$589

**Part Taken – Improvements**

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
3-SH	Concrete walk:	131+/-	SF	\$6.50	50%	\$426
3-SH	Natural grass and foliage items, if any, are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$426

**Cost to Cure**

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

**Preparers Conclusion****Comments**

The proposed highway easement is located at the northwest corner of the property. The taking is triangular in configuration and measures 24.64 feet along its west and north boundaries fronting on North Huntington Street and West Union Street containing 0.0030 net acres (131+/- SF).

There exists concrete walk within the take area. The replacement cost was derived via the Marshall Valuation Service.

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.

The market value for the easement is estimated to be 131 SF X \$4.50 per SF = \$590 (rd.) less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$589.

The residue parcel will continue to contain 0.1653 gross/net acres of which 0.0030 acres (131+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.


Total Estimated Compensation: \$1,015

**Comments**

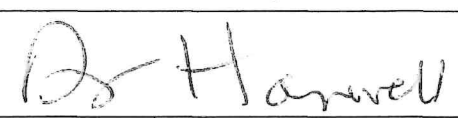
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

Total FMVE: \$1,015

**Signatures****Person Preparing Analysis**

	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

**Signature**

	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	July 15, 2025

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. 04-2020

VALUE ANALYSIS  
(\$10,000 OR LESS)

ORD 125-25

OWNER'S NAME

Tracy L. Knox

COUNTY Medina

ROUTE North Huntington St  
Recon

SECTION N/A

PARCEL NO. 4-S

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
236 Bradley Street, Medina, Ohio 44256. Located at the southeast corner of Bradley Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-071 and 028-19A-17-072		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.547 Gross/Net	Acres	Single-Family 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 Numbers 028-19A-17-071 and 028-19A-17-072 titled to Tracy L. Knox. The property contains 0.547 gross/net acres per the Auditor and comprises the southeast corner of the intersection of Bradley Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 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 meet the minimum road frontage and lot width requirement and represents a legally conforming site 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 \$4.00 per SF is deemed warranted weighing the subject size (economies of scale).

Reconciled Value: **\$4.00/SF**

#### Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
4-S	1,351 SF (0.0310 Net Acres)	50%	N/A	\$4.00 / Net SF	Storm Sewer Easement	<u>\$2,702</u>
Total:						\$2,702

#### Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
4-S	Medium-to-Large Trees:	3		\$1,250		\$3,750
4-S	Medium and Large Size Bushes (Planted):	3		\$100		\$300
4-S	Grass Area:	1,300+/-	SF	\$0.45		\$585
4-S	Fenced Area with Bushes and Landscape Rock:	1		\$350		<u>\$350</u>
Total:						\$4,985

**Cost to Cure**

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

**Preparers Conclusion****Comments**

The proposed storm sewer easement is located at the northwest corner of the property. The taking is rectangular in configuration and measures 30.0 ft. by 45.0 ft. containing 0.0310 net acres (1,351+/- SF).

There exists trees, bushes, a fenced area with shrubs, and grass area within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.

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.

The easement is compensated at a rate of 50% of the fee simple land value as only storm sewer easement right is being acquired.

The residue parcel will continue to contain 0.547 gross/net acres of which 0.0310 acres (1,351+/- SF) will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.


There is no damage to the residue parcel, there is only the part taken.

**Total Estimated Compensation:** \$7,687

**Comments**

The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

**Total FMVE:** \$7,687

**Signatures****Person Preparing Analysis**

Typed Name: G. Franklin Hinkle, II  
Title: Appraiser  
Date: 6/16/2025

**Signature**

Typed Name: Dennis Hanwell  
Title: Mayor, City of Medina  
Date: July 15, 2025

**Administrative Settlement****Signature**

Typed Name:  
Title:  
Date:

FMVE Amount:

Additional Amount:

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



ORD 125-25

OWNER'S NAME

Union Square Multifamily, LLC

COUNTY Medina  
ROUTE North Huntington St  
Recon  
SECTION N/A  
PARCEL NO. 5-SW  
PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
304-390 W. Union Street, Medina, Ohio 44256. Located off the north and south sides of W. Union Street and the west side of North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-003 & 028-19A-17-004		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			10.065 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 Numbers 028-19A-17-003 and 028-19A-17-004 titled to Union Square Multifamily, LLC. The property contains 10.065 gross/net acres per the Auditor and is located off the north and south sides of W. Union Street and the west side of North Huntington Street, within the city of Medina, Medina County, Ohio. The site is improved with multi-family residential buildings and related improvements constructed around 1979 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's multi-family use is legally non-conforming per Medina City zoning officials. The property represents a legally non-conforming use before and after the proposed taking.

The subject property is overall 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	South side of Bluebell Parkway, east of Pearl Road, Brunswick Hills Township, Medina County, Ohio.	Residential	Broker/Agent	5/2/2025
APN(s)		Zoning	Utilities	Sale Price
001-02D-27-037 and 001-02D-28-043		(RR) Rural Residential	All Public	\$510,000
				Parcel Size
				10.24± Gross / Net Acres
				Unit Value Indication
				\$49,805/Net Acre

Comments

The site is located off the south side of Bluebell Parkway, east of Pearl Road and south of Foscett Road within Brunswick Hills Township, Medina County, Ohio. The site is generally level and at-grade with adjacent thoroughfares and properties and is not located within a known 100-year flood hazard area. The site is approved by court order with the right to build 140 units and is serviced by Brunswick CSD.



Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	North side of West Street, west of High Street, Wadsworth, Medina County, Ohio.	Multifamily	Broker/Agent	3/4/2024
APN(s)		Zoning	Utilities	Sale Price
040-20A-06-047		(R-2) Residential	All Public	\$300,000
				Parcel Size
				2.262± Gross / Net Acres
				Unit Value Indication
\$132,626/Net Acre				
Comments				
The site is located off the north side of West Street, west of High Street and south of I-76 within the city of Wadsworth, Medina County, Ohio. The site is generally level and at-grade with West Street and is not located within a known 100-year flood hazard area. The site was purchased for residential oriented development is serviced by Wadsworth CSD.				

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	East side of Wooster Pike, south of Pinewood Drive, Montville Township, Medina County, Ohio.	Institutional or Office	CoStar	5/16/2024
APN(s)		Zoning	Utilities	Sale Price
030-11A-01-030		(CB) Community Business	All Public	\$750,000
				Parcel Size
				5.4752± Gross / 5.185±Net Acres
				Unit Value Indication
\$144,648/Net Acre				
Comments				
The site is located off the east side of Wooster Pike, south of Pinewood Drive and west of Wadsworth Road within Montville Township, Medina County, Ohio. The site is generally level and at-grade with Wooster Pike 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), zoning, configuration and functional utility. A market value of \$140,000 per acre is deemed warranted.	
Reconciled Value: <b>\$140,000/Acre</b>	

Part Taken - Land						
Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-SW	0.0630 Net Acres	90%	N/A	\$140,000 / Net Acre	Sidewalk Easement	<u>\$7,938.00</u>
Total:						\$7,938.00

Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
5-SW	Grass:	2,670+/-	SF	\$0.20/SF	N/A	\$534.00
5-SW	Concrete Walk:	75+/-	SF	\$6.50	50%	<u>\$244.00</u>
5-SW	Natural foliage items are merged into the underlying land value. No compensation is accorded.					
			Choose			
Total:						<b>\$778.00</b>

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

**Preparers Conclusion****Comments**

The proposed sidewalk easement is located along the subject's frontage on N. Huntington Street. The taking is nearly rectangular in configuration and measures 8.0 ft. at its southern boundary and extends 332.10 feet along its eastern boundary fronting on N. Huntington Street containing 0.0630 net acres.

There is grass and concrete sidewalk areas located within the proposed take area. The replacement cost value of these items were derived via the Marshall Valuation Service. 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.

The easement is compensated at a rate of 90% of the fee simple land value as only a sidewalk easement is being acquired.

The residue parcel will continue to contain 10.065 gross/net acres of which 0.0630 acres will be encumbered by the proposed sidewalk easement. The subject will continue to be considered a legally non-conforming use as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.

**Total Estimated Compensation:****\$8,716.00****Comments**

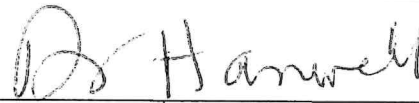
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

**Total FMVE:****\$8,716.00****Signatures****Person Preparing Analysis**

Typed Name: G. Franklin Hinkle, II

Title: Appraiser

Date: 6/16/2025

**Signature**

Typed Name: Dennis Hanwell

Title: Mayor, City of Medina

Date:

July 15, 2025

**Administrative Settlement****Signature**

Typed Name:

Title:

Date:

FMVE Amount:

Additional Amount:

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  
GIS Aerial Map Showing Location of Take Area  
Photographs of the Subject Property  
The Map of Comparable Sales  
Appraiser Qualifications