

OFFICIAL NOTICE TO CUT HIGH GRASS/WEEDS

Date: June 9, 2026

To: Cindy Prince

At: 8221 Shadow Ridge Drive
Fairfax Station, VA 22039

Mowing Violation-
Certified Mail Delivery

RE Parcel ID Number:0386028710000 2076 W Fourth Street, Mansfield, Ohio 44906

Please be advised that Chapter 557 of the Codified Ordinances of the City of Ontario requires that the owner or person in charge of any parcel of land of less than three (3) acres shall cut all grass, noxious weeds and other vegetation to a length of no greater than eight (8) inches above the ground. A recent visual inspection of the above-referenced property indicates that a probable violation of Chapter 557 presently exists.

Please be advised that unless within **ten (10)** business days of receipt of this notice you come into compliance with this Ordinance, one or both of the following may occur:

1. The City will cut the grass/weeds on this property and certify the cost to the County Auditor for collection along with your real estate taxes.
2. You will be cited into Ontario Mayor's Court with a criminal charge as follows:
 - a. A first (1st) offense of Codified Ordinance 557.02 in a calendar year is a minor misdemeanor with a maximum penalty of a \$150.00 fine.
 - b. A second (2nd) offense of Codified Ordinance 557.02 in a calendar year is a 4th degree misdemeanor with a maximum penalty of a \$250.00 fine and 30 days in jail
 - c. Each subsequent violation of Codified Ordinance 557.02 in a calendar year is a 3rd degree misdemeanor with a maximum penalty of a \$500.00 fine and 60 days in jail.

You may review the Code on the City's website (www.ontarioohio.org).

It is required that you come into compliance with this Ordinance within **ten (10)** business days of the date of receipt of this notice and remain in compliance at all times throughout the growing season. If you have any questions about this matter, please contact the undersigned.

THIS IS THE ONLY NOTICE YOU WILL RECEIVE.

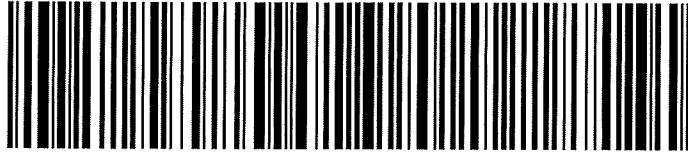
CERTIFICATE OF SERVICE

I hereby certify that a copy of this Notice was served on the property owner listed above by
 personal service, leaving it at the premises (photo on file), certified mail, regular mail
on this 9 day of June, 2026.


Benji Hall, Ontario Zoning Inspector
419-529-2530

USPS CERTIFIED MAIL

City of Ontario
555 Stumbo Rd
Ontario, OH 44906-3818



9214 8901 8501 2600 0107 17

PRICE CINDY A
8221 SHADOWRIDGE DR
FAIRFAX STATION VA 22039-2437



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/09/2026

Shipped From:

Name: CITY OF ONTARIO

Address: 555 STUMBO RD

City: ONTARIO

State: OH ZIP+4® 44906-1259

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

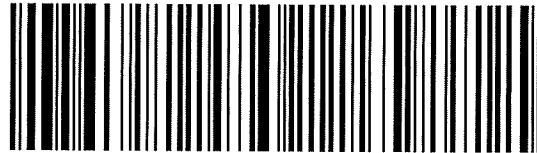
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 4703 36

Richland County, OH

Summary 2026

Parcel Number 0386028710000
Location Address 2076 W FOURTH ST
 MANSFIELD 44906
Legal Description ONTARIO VILLAGE 1667 100 X 220 0.046 A SUBJ STATE HWY EAS
 (Note: Not to be used on legal documents.)
Property Class C - COMMERCIAL
Land Use (499) C - OTHER COMMERCIAL STRUCTURES
Neighborhood 03860C01
Tax District 038
Acres 0
Sec/Twp/Rng --
Township SPRINGFIELD
School District ONTARIO LSD
Topo LEVEL
Utilities ALL PUBLIC
Roads PAVED
Traffic HEAVY



038-60-287-10-000 03/22/2021

Front

[View Map](#)

Owners

Owner
 PRICE CINDY A
Mailing Address
 PRICE CINDY A
 8221 SHADOW RIDGE DR
 FAIRFAX STATION VA 22039

Treasurer Code FORECLOSURE FEE

Valuation

Assessed Year	2025	2024	2023	2022
Land Value	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Building Value	\$33,670.00	\$33,670.00	\$33,670.00	\$25,680.00
Total Value (Assessed 35%)	\$68,670.00	\$68,670.00	\$68,670.00	\$60,680.00
Land Value	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Building Value	\$96,190.00	\$96,190.00	\$96,190.00	\$73,360.00
CAUV Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value (Appraised 100%)	\$196,190.00	\$196,190.00	\$196,190.00	\$173,360.00

Taxes Due

Tax Year (click for detail)	1st Half Due	2nd Half Due	Delinquent	Total Due
2025	\$2,625.04	\$2,386.40	\$37,398.74	\$42,410.18
2024	\$0.00	\$0.00	\$0.00	\$0.00
2023	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00	\$0.00

Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Sq ft.	Incr /Decr	Land-Val
Primary Site	S	1	1	0.4591	0	0	40,000.00	2	20,000	2.2 / 2.2	\$100,000

Total Acres:
 0.4591
Total Land-Value:
 \$100,000

Commercial Improvement Information

Card	1	Year Built	1930
Building No	1	Effective Year	1970
Structure	MIX RES/COM	Grade	C-

Interior/Exterior Information

Card 1

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	B1	B1		0			1930	1970		1008	144	6	SPRT AREA	1	1	12,790	0	12,790	8	0	\$1,020
2	1	01	01		0			1930	1970		1008	128	8	MULTI SALES	2	3	48,060	0	48,060	40	0	\$19,220
3	1	02	02		0			1930	1970		1008	144	5	DWG	2	3	44,320	0	44,320	40	0	\$17,730
4	2	01	01		0			1930	1970		1800	180	8	MULTI SALES	3	3	89,130	0	89,130	50	0	\$44,570

Other Buildings & Yard Improvements

Card 1

Descr	Full Description	Type	Quantity	Year	Size	Area	Grade	Mods	Cond	F	MD%	Value
CONC PAVE	CONCRETE PAVING	CI2	1	1992		5,700	C-AVERAGE		A	A	0	\$7,680
POLE BLDG	FOUR SIDE CLOSED MTL POLE BLDG	AP1	1	2012	20x38	760	C-AVERAGE	2	A		0	\$5,970

Sales

Date	Book	Page	Grantor	Grantee	Price	Instr Type	Sale Validity
11/5/2001			PRICE CINDY A	PRICE CINDY A	\$0		EXCESS PERSONAL PROPERTY/NOT ARMS LEN
7/29/1991			WADLEY ALBERT D	PRICE CINDY A	\$100,000		PROPERTY CHANGED AFTER SALE

Permits

Date	Number	Amount	Purpose	Status
06/02/1992	0920645	\$0		C - Closed Permit

Photos



038-60-287-10-000 03/22/2021



038-60-287-10-000 05/15/2016



038-60-287-10-000 06/07/2013

Sketches

To magnify the Sketch, you may right click on the image to download or to open the image in a new tab. These options will then allow you to zoom in.