

14-060922.0000

SWEPSTON DAKOTA & SHYANN

SWEPSTON DAKOTA & SHYANN
268 SEVILLA DR
WAVERLY, OH 45690

LEGAL INFORMATION

MOUNTAIN VIEW ACRES SUB
LOT #21 BLOCK A
263/382
Acres:1.9650

OOC

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------|----------------|---------|-------|-------|------------|---------|------------|-------------------------------------|-------------------------------------|
| 1 | SWEPSTON DAKOTA & | 268 SEVILLA DR | WAVERLY | OH | 45690 | 10/21/2022 | 245,000 | DW : 581 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | KOTTENBROOK, MATT | 268 SAVILLA DR | WAVERLY | OH | 45690 | 09/02/2008 | 76,000 | : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | |
|----|------------------------------|---------|-------|-------|---------------------------------|---------------------------------------|----------|
| X: | <input type="checkbox"/> TTO | LISTER: | DATE: | TIME: | <input type="checkbox"/> LETTER | <input type="checkbox"/> LETTER REC'D | GIS CODE |
|----|------------------------------|---------|-------|-------|---------------------------------|---------------------------------------|----------|

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION | |
|--|---|--|--|---|---|---|
| <input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS | <input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. OTHER/CDW <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER | 268 SEVILLA DR COMMENT REVAL 23 UPDATE DWLG AND OTBLDG INFO DB N22 NO CHNG |

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------------------------|---------|-------|------|---|-------|--------|-------|---|
| SM:HS:Homesite | AC:1 | 27500 | | | | 27,500 | 0 | |
| SM:SM:Undeveloped/ Residual | AC:0.97 | 4500 | | | | 4,370 | 0 | |
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| | | | | | | | | |
| Total Acres: 1.9700 | | | | | TOTAL | 31,870 | 0 | |

VALUATION SUMMARY

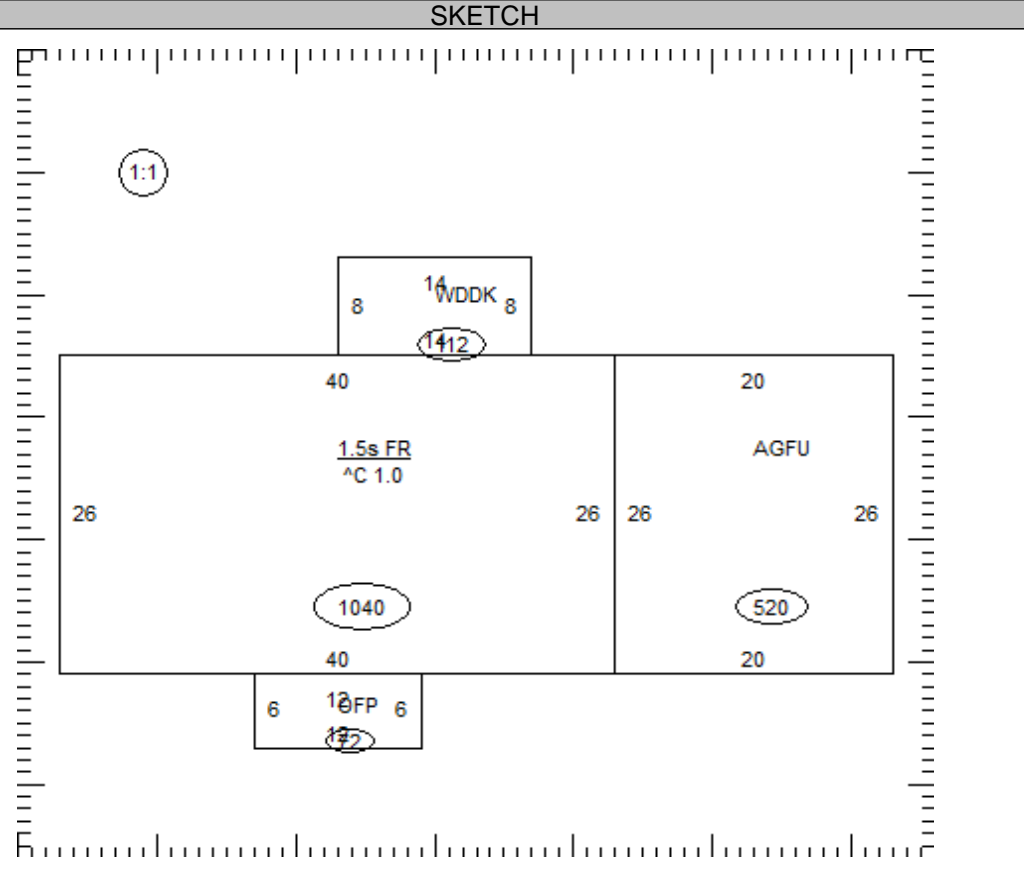
| VALUE YEAR (EFF RATE) | 2023 | 2022 (44.90) | 2021 (43.23) | 2020 (42.24) | 2019 (41.87) | 2018 (41.86) | 2017 (41.32) | 2011 (43.44)... |
|-----------------------|-------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| REASON FOR CHANGE | RAPP | RAPP | MISC | RAPP | MISC | MISC | RAPP | RAPP |
| APPRAISED | LAND | 31,870 | 31,230 | 31,230 | 31,230 | 28,400 | 28,400 | 10,260 |
| VALUE | IMPR | 139,140 | 115,670 | 100,210 | 100,210 | 91,100 | 91,110 | 114,800 |
| | TOTAL | 171,010 | 146,900 | 131,440 | 131,440 | 119,500 | 119,510 | 125,060 |
| ASSESSED | LAND | 11,150 | 10,930 | 10,930 | 10,930 | 9,940 | 9,940 | 3,590 |
| VALUE | IMPR | 48,700 | 40,480 | 35,070 | 35,070 | 31,890 | 31,890 | 40,180 |
| | TOTAL | 59,850 | 51,410 | 46,000 | 46,000 | 41,830 | 41,830 | 43,770 |
| NET GEN+ADJ | | 2,061.98 | 1,761.66 | 1,714.82 | 1,540.00 | 1,539.58 | 1,518.42 | 1,663.66 |

| | | | | | |
|--|--|--------------|-------------|--------------|--------------|
| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD | 1 | 1040 | FR | 103,490 |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | .5 | 520 | FR | 54,220 |
| BUILDING TYPE | <input type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> BRICK | | | | |
| <input checked="" type="checkbox"/> CAPE COD | <input type="checkbox"/> STONE | | | | |

| | |
|--|---|
| ROOFING | ROOF TYPE |
| <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input checked="" type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| | | | | | |
|-----------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| FLOORS | B | 1 | 2 | 3 | U |
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | 6 | | | |
| BEDROOMS | | 4 | | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | | | | BASE <input checked="" type="checkbox"/> |
| X FULL BATH | | 1 | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| | | |
|-------------------------|--------|---------|
| SUBTOTAL | | 157,710 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 100% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 3 | 3,300 |
| GARAGES & CARPORTS | | 11,560 |
| EXTRA FEATURES | | 4,040 |
| SUBTOTAL | | 176,610 |
| GRADE FACTOR | | 100 % |
| UNADJUSTED VALUE | | 176,610 |
| FACTOR | | % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-------------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 1,560 | C | | 1998 | | A | 176,610 | 22 | 137,760 | | 139,140 |
| 1 Wood Deck | NV* | 8x8 | 64 | C | | | | | | 100 | | | 0 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

14-060922.0000 * Value Override Item TOTAL 139,140

COMMENTS
 (112SF WDDK=\$1,940),(72SF OFF=\$2,100),(520SF AGFU=\$11,560)
 Dwelling has an Economic Factor of 101% (Rollback Basis=\$166,640)