

Property Class: 111

Neighborhood
0014.001

Township:

Range:

Section:

Bk: Pg:

PEBBLE TWP / WAVERLY CSD

14-060940.0000

WARD, THOMAS E
WARD, THOMAS E

LEGAL INFORMATION

MOUNTAIN VIEW ACRES SUB

CAUV: 1945 (03/06/2023)

LOT # 39 BLOCK B

97/116

Acres:22.8490

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WARD, THOMAS E F	258 TREGO RD	WAVERLY	OH	45690	05/19/1998	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: TIME: LETTER 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
					258 TREGO RD, WAVERLY
					COMMENT
					REVAL 23 ADD 42X110 PB CAUV TAX SAVINGS:2022=740.10, 2021=707.88, 2020=689.62: Total=2137.60

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
AG:CR:Crop:RDD	A 5.2258	3,300	350			17,250	1,830
AG:CR:Crop:GPC	A 1.6027	3,300	990			5,290	1,590
AG:CR:Crop:COB	A 11.5952	3,300	1,550			38,260	17,970
AG:HS:Homesite	A 1.0000	27,500	0			27,500	0
AG:ROW:R.O.W.	A .4900	0	0			0	0
AG:WA:Wetland/Wasteland	A .7200	50	0			40	0
AG:WD:Woodland:COB	A .8612	1,100	550			950	470
AG:WD:Woodland:RDD	A 1.3493	1,100	230			1,480	310
Total Acres: 22.8442					TOTAL	90,770	22,170

VALUATION SUMMARY								
VALUE YEAR (EFF RATE)	2023	2023	2022 (44.90)	2022 (44.90)	2021 (43.23)	2021 (43.23)	2020 (42.24)	2020 (42.24)...
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	MISC	CAUV	RAPP
APPRAISED	LAND	49,710	90,770	34,960	86,480	34,960	86,480	86,480
VALUE	IMPR	127,260	127,260	69,140	69,140	69,140	69,140	69,140
	TOTAL	176,970	218,030	104,100	155,620	104,100	155,620	155,620
ASSESSED	LAND	17,400	31,770	12,240	30,270	12,240	30,270	30,270
VALUE	IMPR	44,540	44,540	24,200	24,200	24,200	24,200	24,200
	TOTAL	61,940	76,310	36,440	54,470	36,440	54,470	54,470
NET GEN+ADJ			1,495.78	1,495.78	1,399.40	1,399.40	1,362.32	1,362.32

