



18-097300.0000

WAVERLY CITY
 WAVERLY CSD

LEGAL INFORMATION

VILLAGE OF WAVERLY
 0.58 ACRE
 279/1231

BODAGER, BRYAN
 BODAGER, BRYAN
 237 SONGBIRD LN
 WAVERLY, OH 45690

COMMENT
 INF HEARING TY2017
 REVAL 23 CHANGED LAND AND CORRECTED PARCEL INFORMATION
 NEW SURVEY/SPLIT FOR 0.0636 ACRE TO CHILD PARCEL #18-097301 FILED ON
 08/22/2022.

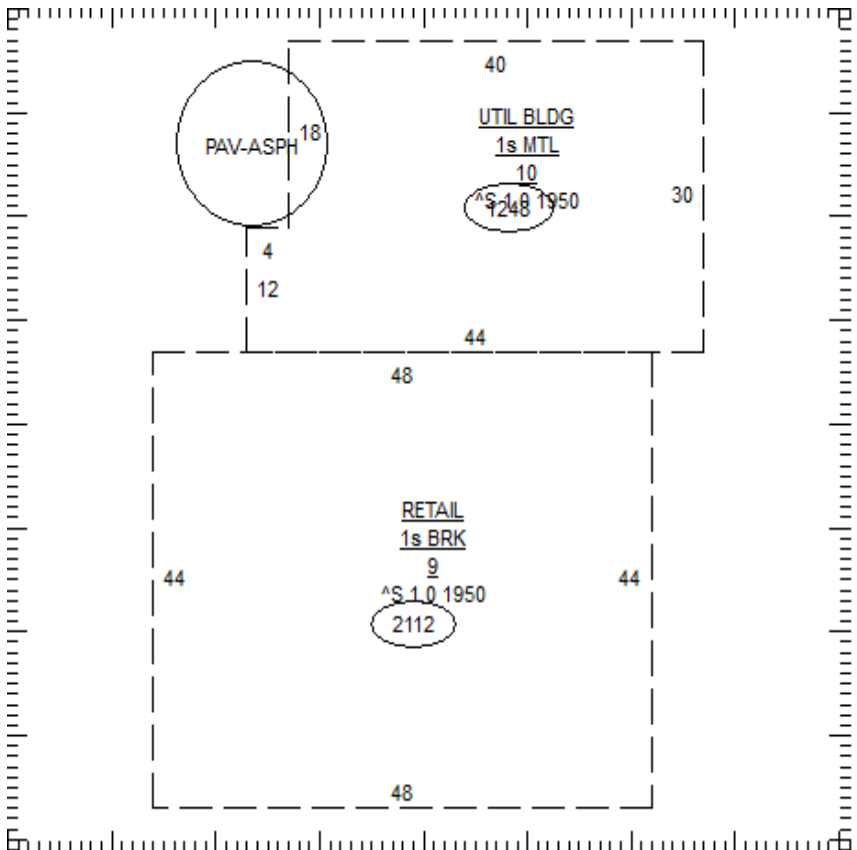
Acres:0.5164

Neighborhood 0018.094
Township:
Range:
Section:
Bk:350 Pg:988

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	RM	12/27/22
06/10/2019	40,000			<input checked="" type="checkbox"/>	DW : 249		
08/31/2010	44,000			<input type="checkbox"/>	: 0		
				<input type="checkbox"/>			
				<input type="checkbox"/>			
				<input type="checkbox"/>			
				<input type="checkbox"/>			

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2023	2023	2022 (60.48)	2021 (62.35)...
REASON FOR CHANGE	RAPP	MISC	MISC	MISC
ESTIMATED	30,980	30,980	3,480	3,480
MARKET VALUE	37,440	35,640	9,820	9,820
	TOTAL	68,420	13,300	13,300
ASSESSED	10,840	10,840	1,220	1,220
VALUE	13,100	12,470	3,440	3,440
	TOTAL	23,940	4,660	4,660
NET GEN+ADJ			281.84	290.56

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
ICE:1:Primary	A:0.5164		60,000				30,980	0
Totals:	Total Acres .5164						30,980	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. CORNER
B. TOPGRHY	F. RESTRICT	
C. EX FRONT	G. VACANCY	
D. OTHER/CDU	H. VIEW	

