

WAVERLY CITY / WAVERLY CSD

Property Class: 510

Neighborhood  
0018.105

Township:

Range:

Section:

Bk:394 Pg:552

18-143700.0000

**KASHUBECK JOHN R & TASHA ANN**  
KASHUBECK JOHN R & TASHA ANN  
310 WALNUT ST  
WAVERLY, OH 45690

**LEGAL INFORMATION**  
LOT 164  
WHOLE  
124/79

OOC

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KASHUBECK JOHN R & TASHA	310 WALNUT ST	WAVERLY	OH	45690	12/27/2023	340,000	DW : 574	■	■
2	SCHRADER RANDY R & JAMES	310 WALNUT ST	WAVERLY	OH	45690	03/04/2022	289,900	DW : 117	■	■
3	HOBBS, WILLIAM J & VICKI	310 WALNUT ST	WAVERLY	OH	45690	06/28/1999	172,500	N/C : 0	■	□

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 checked="" type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input checked="" 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

310 WALNUT ST, WAVERLY  
**COMMENT**  
CORRECTED YEAR BUILT  
PER SALES REVIEW: ADD VLTD AREA, ADD FINISHED BSMT, CHG BEDROOM AND BATH COUNTS, CHG WDDK MSMTS AND ADD CPAT UNDER

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
FR:F:Front Lot	F63 D150	ST400	DP111	ADJ444		27,970 0
					TOTAL	27,970 0

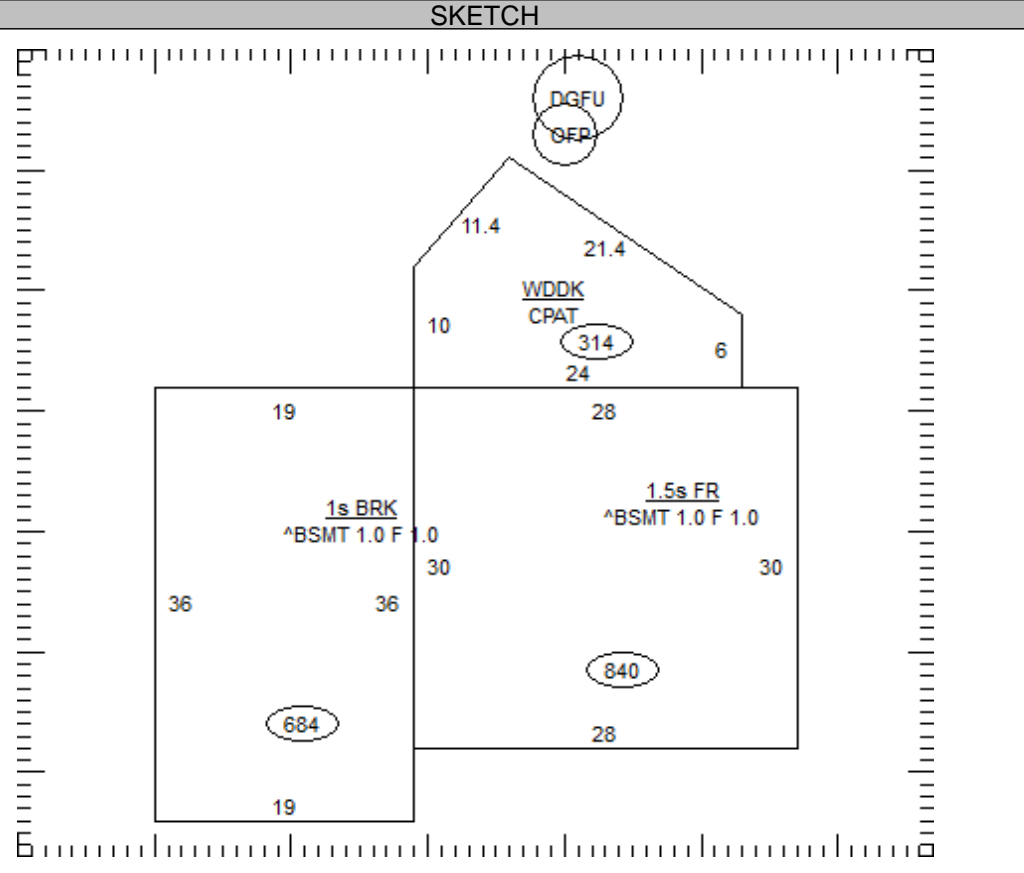
**VALUATION SUMMARY** \* Value Override Item

VALUE YEAR (EFF RATE)	2023 (39.99)	2022 (46.13)	2021 (45.38)	2020 (45.41)	* 2019 (45.94)	2018 (45.87)	2017 (45.26)	2011 (46.60)...
REASON FOR CHANGE	RAPP	MISC	MISC	RAPP	MISC	MISC	RAPP	RAPP
APPRAISED VALUE	27,970	19,980	19,980	19,980	16,930	16,930	16,940	16,260
	IMPR	288,710	154,220	154,220	154,220	130,690	130,690	102,090
	TOTAL	316,680	174,200	174,200	174,200	147,620	147,620	119,030
ASSESSED VALUE	9,790	6,990	6,990	6,990	5,930	5,930	5,930	5,690
	IMPR	101,050	53,980	53,980	53,980	45,740	45,740	35,730
	TOTAL	110,840	60,970	60,970	60,970	51,670	51,670	41,660
NET GEN+ADJ	3,922.48	2,484.88	2,437.62	2,438.96	2,083.18	2,086.84	1,654.30	2,260.34

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	684	BRK	60,370
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	840	FR	69,950
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL	.5	420	FR	47,250
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input checked="" type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<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 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 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	3	3		1	
BEDROOMS	1	1		1	
FIREPLACES		1			
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH	1			1	
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1+	SK	1,944	B-		1989		A	328,190	25	246,140		278,140
1 Garage-Fr		42x22	924	C	24.05	1950		A	22,220	55	10,000		10,000
2 Open Porch		22x10	220	C	5.74	1950		A	1,260	55	570		570
3													
4													
5													
6													
7													
8													
9													
10													
11													

18-143700.0000 TOTAL 288,710

**COMMENTS**

(314SF WDDK=\$5,440),(314SF CPAT=\$1,670)  
 Dwelling has an Economic Factor of 113% (Rollback Basis=\$316,110)