

Property Address: 301 W EMMITT AVE

DTE Code: 439



WAVERLY CITY
WAVERLY CSD

18-194900.0000

LEGAL INFORMATION

LOT 1, BUTLER SUB

ROCKO'S BBQ LLC
ROCKO'S BBQ LLC
301 W EMMITT AVE
WAVERLY, OH 45690

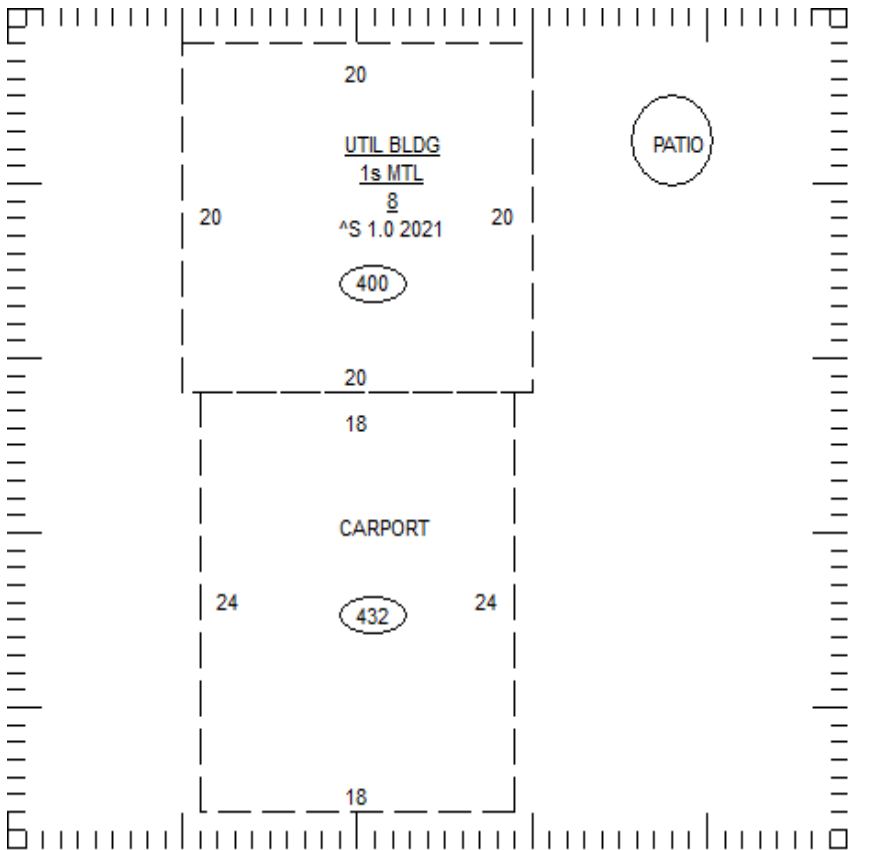
Neighborhood 0018.034
Township:
Range:
Section:
Bk:361 Pg:1876

COMMENT
(Completed= 1)
REVAL 23 CORRECTED PARCEL INFORMATION
NC 21 FORMER BEAUTY SALON, NOW A BBQ TRUCK. RMV BLDG.ADD OBYS,
CHG CLASS CODE.

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	RM	04/27/23
09/08/2020	65,000		DW : 344	429	<input checked="" type="checkbox"/>	Pricer:	
09/08/2020	0		AFEX : 346	429	<input type="checkbox"/>	Reviewer:	
12/01/1993	65,250		: 0		<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR (EFF RATE)	2023	2022 (60.48)	2021 (62.35)	2020 (63.46)...
REASON FOR CHANGE	RAPP	MISC	NC	RAPP
ESTIMATED	52,390	19,250	19,250	19,250
MARKET VALUE	11,200	14,030	13,740	15,540
	<u>TOTAL</u>	63,590	33,280	32,990
ASSESSED	18,340	6,740	6,740	6,740
VALUE	<u>IMPR</u>	3,920	4,910	5,440
	<u>TOTAL</u>	22,260	11,650	11,550
NET GEN+ADJ		704.60	720.16	772.92

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
ICE:F:Front Lot	F65 D250		ST650 DP124 ADJ806				52,390	0
Totals:							52,390	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	

CLASS/QUALITY RANK		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>
B) R.C. FRAME	2. FAIR	BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
C) MASONRY BEARING WALLS	3. AVE	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
TOTAL AREA	PERIMETER	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>
# STORIES	STORY HT	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>
AGE	SPRINKLER	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<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"/>
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC		PLUMBING					LIGHTING							
<input type="checkbox"/>	No Heat	<input type="checkbox"/> NO PLUMBING					<input type="checkbox"/> FLUORESCENT					<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>
<input type="checkbox"/>	Standard	<input type="checkbox"/> EXTRA FIXTURES					<input type="checkbox"/> SODIUM VAP					<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
		2 FIXTURE BATH					STANDARD							
		3 FIXTURE BATH					MERCURY VAP							

YARD ITEMS																	
ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	
A 901.010:Patio: Concrete				1	750		2021		A	G	2.00	1,500	4	0	0	1,440	

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE	
A 499.078:UTIL BLDG		8	20 X 20	1	400		2021		A	G	19.00	7,600	3	0	0	7,372	
1 901.023:CARPORT			24 X 18	1	432		2021		G	B	6.00	2,592	8	0	0	2,385	

AMENITY TOTAL																0	
																TOTAL IMPR	11,200

COMMENTS