

WAVERLY CITY / WAVERLY CSD

18-040902.0000

**LEGAL INFORMATION**

LOT 2

254/847  
Acres:0.3530

**KOEHLER JEFFREY A.**  
KOEHLER JEFFREY A.

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOEHLER JEFFREY A.	1000 PARKVIEW APT/SUITE	HALLANDALE	FL	33009	05/29/2019	5,000	DW : 221	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	2TS					08/23/2007	50,000	: 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 type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input 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

GRANDVIEW AVE,  
**COMMENT**  
NC2020 CHNGD PART OF HOMESITE TO  
RESIDUAL (THIS PARCEL & 2 OTHERS OWNED  
BY SAME PERSON TO EQUAL FULL ACRE  
HOMESITE)  
NC21 ADDED PB  
TriDwell=118 TriOB=118 TriLand=118  
(Mod SM:)176

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
SM:HS:Homesite <1 @ 28000*0.02	AC:0.02	560				660 0
SM:SM:Undeveloped/ Residual	AC:0.33	5980				2,330 0
Total Acres: .3500					TOTAL	2,990 0

VALUATION SUMMARY								
VALUE YEAR (EFF RATE)	2021	2020 (45.41)	2019 (45.94)	2018 (45.87)	2017 (45.26)	2011 (46.60)	2008 (46.52)	2007 (46.23)
REASON FOR CHANGE	NC	RAPP	MISC	MISC	RAPP	RAPP	RAPP	MISC
APPRAISED VALUE	LAND 2,990	2,990	9,800	9,800	2,110	890	910	200
	IMPR 5,850	0	0	0	0	0	0	1,690
	TOTAL 8,840	2,990	9,800	9,800	2,110	890	910	1,890
ASSESSED VALUE	LAND 1,050	1,050	3,430	3,430	740	310	320	70
	IMPR 2,050	0	0	0	0	0	0	590
	TOTAL 3,100	1,050	3,430	3,430	740	310	320	660
NET GEN+ADJ		43.10	142.12	141.94	30.22	13.00	13.40	27.46

