

HIGHWAY COMPOSITES LLC
AN OHIO LIMITED LIABILITY COMPANY
NORWALK CORPORATION
HURON COUNTY, OHIO
2018 REVALUATION

FOR
HURON COUNTY AUDITOR
12 E. MAIN ST., SUITE 300
NORWALK, OH 44857

BY
APPRAISAL RESEARCH CORPORATION
101 E. SANDUSKY ST.
FINDLAY, OH 45840

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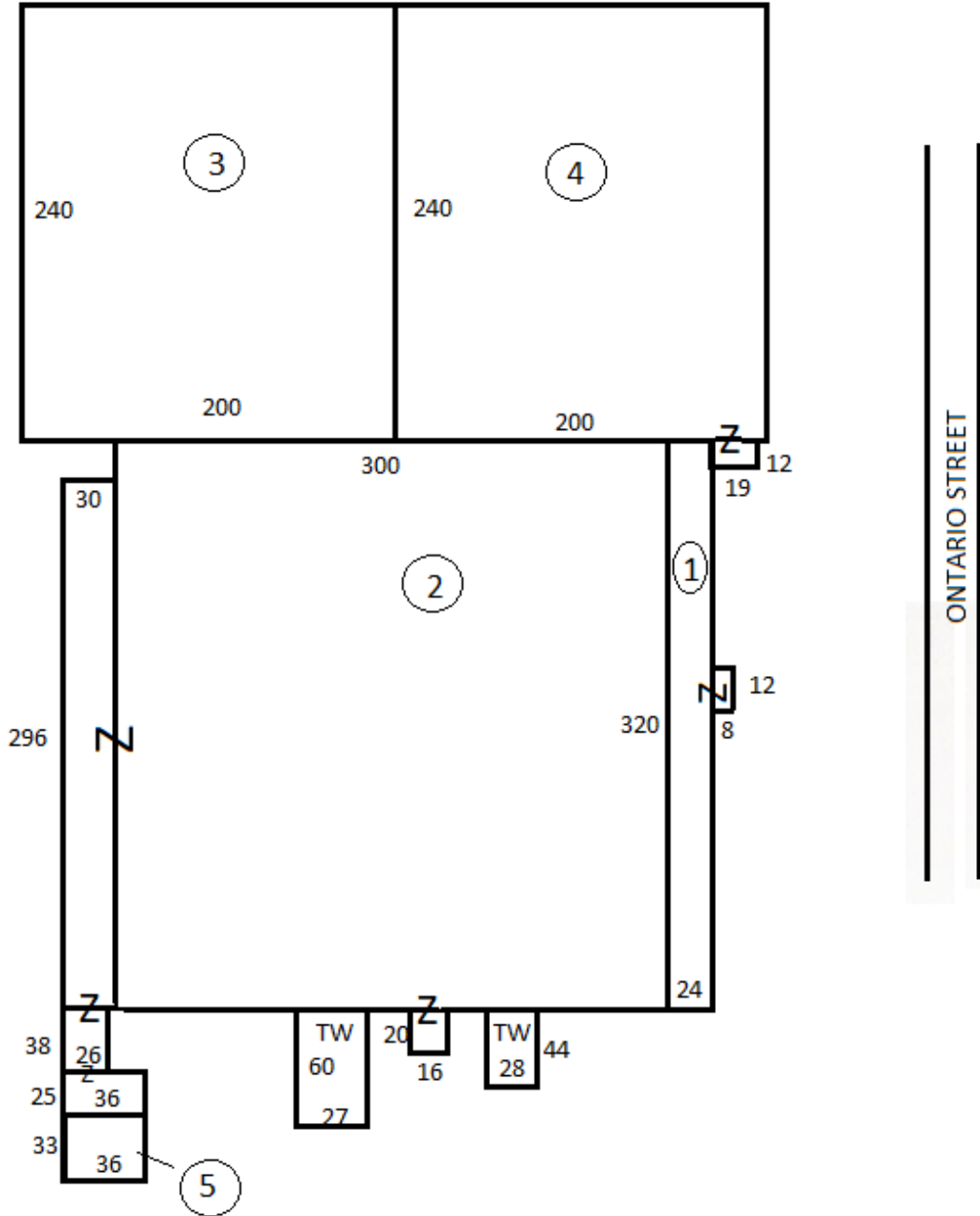
Aerial View



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Site Map



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Value Summary

Parcel #	Land Value	Improvement Value	Total Value
33-0350-02-025-0000	240,000	1,679,410	1,919,410
33-0350-02-026-0000	5,840	---	5,840
33-0350-02-024-0000	70,280	---	70,280
33-0280-06-001-0000	36,400	---	36,400
33-0280-06-001-0100	29,810	---	29,810

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Land Summary

Parcel #	Land Use	Land Size	Base Rate	Factor	Total Value
33-0350-02-025-0000	Primary	6.000 Ac.	40,000		240,000
33-0350-02-026-0000	Reserve	1.460 Ac.	4,000		5,840
33-0350-02-024-0000	Secondary	3.514 Ac.	20,000		70,280
33-0280-06-001-0000	Secondary	1.50 Ac.	20,000		30,000
	Reserve	<u>1.60 Ac.</u>	4,000		<u>6,400</u>
	Total	3.100 Ac.			36,400
33-0280-06-001-0100	Reserve	7.296 Ac.	4,000		29,810

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Building Summary

Bldg. #	Description	Sq. Ft.	Replacement Cost	Physical Depr	Total Value
1	Office/Locker/Lunch Room	7,780	248,830	49	126,900
2	Manufacturing	107,408	1,933,160	49	985,910
	Truck Well (2)	2,852			Included
3	Warehouse	48,000	537,600	33	360,190
4	Warehouse	48,228	540,150	29	383,510
5	Storage	1,188	11,880	20	9,500
	Paving - Concrete	30,690			Included
	Paving - Asphalt	23,950			Included
	Rail Siding	840 L/F			Included
	Roof Shelter	100			Included
	Subtotal				1,866,010
	Less 10% functional obsolescence				<u>-186,600</u>
	Total 2018 Revaluation				1,679,410

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Building #1

Use	Office, Locker and Lunch Room
Description / Size	A One Story Brick and Concrete Block Building Size: 24'0" x 320'0" x 12' high = 7,680 sq. ft.
Erected	1967
Construction	
Foundation	Reinforced concrete wall footers.
Walls	Front and two ends – 4" face brick on 8" concrete block, plywood panel interior in Office area, painted concrete block. Balance - aluminum frame plate glass sash and entrance.
Roof	Flat type, built-up roofing, 1" insulation, steel decking, 12" Truscon type joists, 5' center and suspended acoustical tile ceiling.
Floor	Vinyl asbestos tile on 4" mesh reinforced concrete and compacted fill.
Features	Office partitions – plywood panels on studs, service area – concrete block part painted and part plastered interior.
Mechanical Equipment	
Heating/AC	Combination system – gas fired heating and mechanical air conditioning.
Lighting	Pipe conduit wiring and recessed fluorescent fixtures.
Plumbing	Two office and two shop Toilet Rooms, 11 water closets, 2 lavatories, 2 urinals 1 – 36" and (1) 54" Bradley wash fountains, 1 kitchen sink and 1 slop sink.
Sprinkler	Wet pipe system.
Additions	A Metal and Glass Entrance Size: 12'0" x 8'0" = 96 sq. ft.

Building #2

Use	Manufacturing
Description / Size	A High One Story Concrete Block Steel Frame Building Size: 300'0" x 320'0" x 19' high = 96,000 sq. ft.
Erected	1967, 1973
Construction	
Foundation	Reinforced concrete wall and column footers.
Walls	12" concrete block, 18'8" high, three 12' x 14' manual and seven 14' x 14' motorized overhead truck doors.
Roof	Flat type, built-up roofing, 1" insulation, steel decking, 28" Truscon type steel purlins, 8' center, 24" WF I beams, 50' center and 8" WF H columns in 40' x 50' bays.
Floor	6" mesh reinforced concrete on compacted fill, 60' x 104' recessed truck well with 8" reinforced concrete flooring.
Features.....	Shipping Office - 20'8" x 20'8" x 8'8" high, 8" concrete block walls, acoustic tile ceiling and vinyl asbestos tile flooring.
Mechanical Equipment	
Heating	Gas fired unit blowers.
Lighting	Trolley bus wiring and fluorescent fixtures.
Plumbing	Roof and floor drains and drinking fountain connections only.
Sprinkler	Wet pipe system.
Additions.....	A One Story Concrete Block Addition Size: 30'0" x 296'0" = 8,880 sq. ft.
	Two Concrete Block Loading Dock Additions Size: 26'0" x 38'0", 25'0" x 36'0" and 20'0" x 16'0" = 2,208 sq.ft. Size: 16'0" x 20'0" = 320 sq. ft.
	Two Concrete Truck Wells Size: 27'0" x 60'0" and 28'0" x 44'0" = 2,852 sq. ft. total (1999)

Building #3

Use	Warehouse
Description / Size	A One Story Concrete Block Steel Frame Building Size: 200'0" x 240'0" x 24' high = 48,000 sq. ft.
Erected	1976
Construction	
Foundation	Reinforced concrete wall with column footers.
Walls	16" concrete block, 24' wall height, one 14' x 20' metal overhead door, two 14' x 24' metal overhead doors, ten 8' x 8' overhead doors.
Roof	Flat type, corrugated metal, open web steel bar joists 6' on center steel beams and columns.
Floor	7 reinforced concrete floor with 20' x 240' recessed track area.
Mechanical Equipment	
Heating	Suspended gas units.
Lighting	Pipe conduit wiring, mercury vapor and fluorescent fixtures.
Sprinkler	Wet pipe system.

Building #4

Use	Warehouse
Description / Size	A One Story Concrete Block Building Size: 200'0" x 240'0" x 28' high = 48,000 sq. ft.
Erected	1979
Construction	
Foundation	Concrete wall and column footers.
Walls	Part South – Taken with adjoining structure. Balance – 8" concrete block, painted, service and trucking doors.
Roof	Flat, composition roofing, insulation, metal decking on rigid steel framing, gutters and downspouts.
Floor	Reinforced concrete.
Features.....	Concrete Block Office Enclosure – 28'0" x 62'0", finished interior, lighting, heating, air conditioning and sprinkler.
Mechanical Equipment	
Heating	Gas fired unit heaters.
Lighting	Conduit wiring with mercury vapor fixtures.
Plumbing	Piping and drains.
Sprinkler	Wet pipe system.
Additions.....	A One Story Concrete Block Addition Size: 12'0" x 19'0" x 11' high = 228 sq. ft.

Building #5

Use	Storage
Description / Size	A One Story Metal Building Size: 33'0" x 36'0" x 18' high av. = 1,188 sq. ft.
Erected	1989
Construction	
Foundation	Reinforced concrete walls and footers.
Walls	102 lin. ft. pressed metal siding 18' high average, fiberglass insulation, 8" steel Z girts 5' on center.
Roof	Slight single pitch, metal type, fiberglass insulation, 8" steel Z girts 5' on center, light 14" steel I beams, clear span construction.
Floor	6" reinforced concrete on compacted base.
Mechanical Equipment	
Heating	Suspended gas unit.
Lighting	Pipe conduit wiring, fluorescent fixtures.
Sprinkler	Wet pipe system.

Yard Items

Paving.....	30,690 sq. ft. 6" mesh reinforced concrete paving. 23,950 sq. ft. blacktop paved parking area and drives. Installed – 1967
Railroad Siding	840 lin. ft. standard track, ties and ballast. (out of service)
Roof Shelter	Size: 10'0" x 10'0" = 100 sq. ft. Erected – 1998