

PEE PEE TWP / WAVERLY CSD

16-054000.0000

HILL, RICHARD
 HILL, RICHARD
 465 BEVINS LN
 WAVERLY, OH 45690

LEGAL INFORMATION
 1125 SEC B LOT 84 D
 227/1446

OOO , HOMESTEAD

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HILL, RICHARD	465 BEVINS LN	WAVERLY	OH	45690	07/07/2021	237,000	DW : 343	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FARINET, CATHERINE L.	465 BEVINS LN	WAVERLY	OH	45690	04/04/2005	237,500	N/C : 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

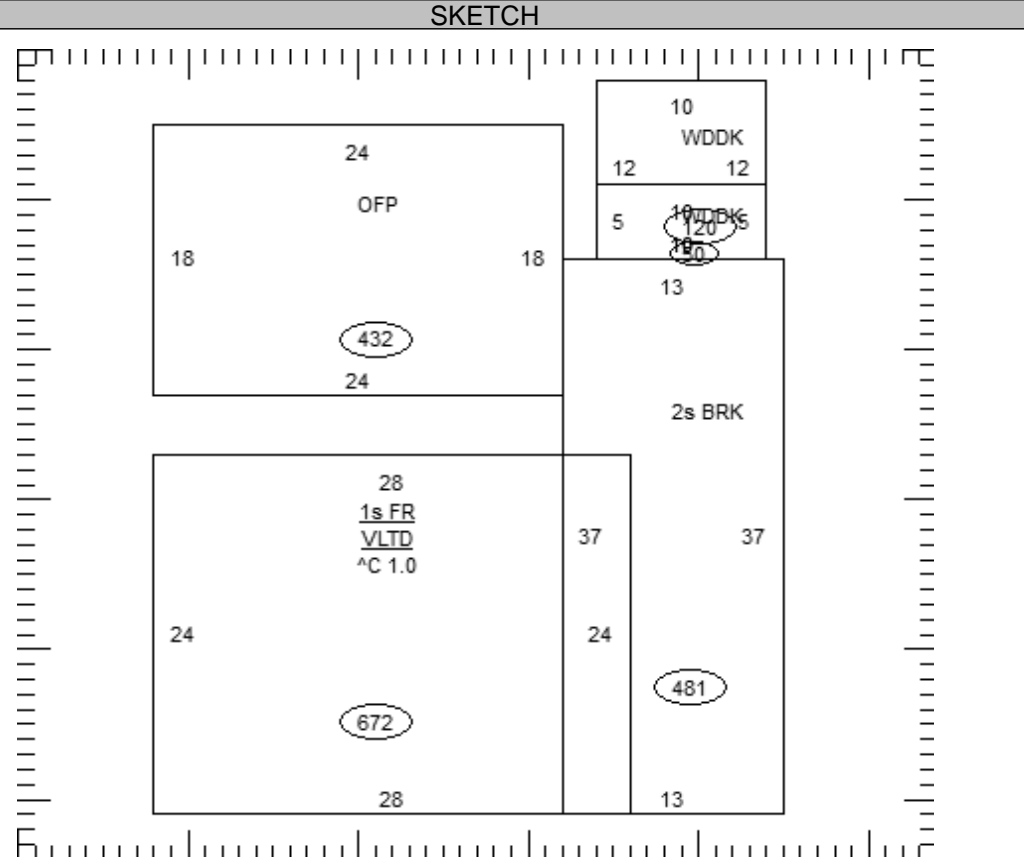
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input type="checkbox"/> SEWER <input 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	465 BEVENS LN

COMMENT
 2023 - RICHARD HILL FILED A NEW/LATE HOMESTEAD APPLICATION, THE REDUCTION WILL BEGIN TY2023, FOR TY2022 THE OWNERS INCOME EXCEEDED THE STATE GUIDELINES AND THERE WILL BE NO ADJUSTMENT.
 9/29/2023 - mailed a Board of Revision Complaint Against the Valuation form to owner to be filed after January 1, 2024.
 9-29-23 per owner came in office, does not have cathedral ceiling has a vaulted ceiling, updated card to vaulted, also removed a Pool line item, that had no measurements or value that was on the card in error.
 2023 - per informal review removed 20x30 garage that should have been on parcel 16-1926000.0000, also changed 1.5 storeies main living space

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
SM:HS:Homesite <1 @ 100000*0.15	AC:0.15	15000				15,000 0
Total Acres: .1500					TOTAL	15,000 0

VALUATION SUMMARY								* Value Override Item
VALUE YEAR (EFF RATE)	2023	2023	* 2022 (42.49)	* 2021 (41.74)	* 2020 (41.87)	* 2019 (41.88)	2018 (41.86)	2017 (41.31)
REASON FOR CHANGE	MISC	MISC	MISC	MISC	RAPP	MISC	MISC	RAPP
APPRAISED VALUE	LAND 15,000	15,000	4,950	4,950	4,950	4,500	4,500	4,510
	IMPR 186,010	196,740	111,950	111,950	111,950	101,770	101,770	101,770
	TOTAL 201,010	211,740	116,900	116,900	116,900	106,270	106,270	106,280
ASSESSED VALUE	LAND 5,250	5,250	1,740	1,740	1,740	1,580	1,580	1,580
	IMPR 65,100	68,860	39,180	39,180	39,180	35,620	35,620	35,620
	TOTAL 70,350	74,110	40,920	40,920	40,920	37,200	37,200	37,200
NET GEN+ADJ			1,576.08	1,544.76	1,549.18	1,405.38	1,404.88	1,386.20

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	481	BRK	48,320
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	672	FR	63,690
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL	2ND	481	BRK	36,980
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK				
<input checked="" type="checkbox"/> COLONIAL	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input 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	SUBTOTAL			148,990
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0
INT. FINISH	B 1 2 3 U	HEATING	0 S.F.		0
PLASTER/DW	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0
ACCOMMODATIONS		EXTRA FEATURES			25,660
# OF ROOMS		SUBTOTAL			174,650
BEDROOMS		GRADE FACTOR		100 %	
FIREPLACES		UNADJUSTED VALUE			174,650
HEAT & AC	B 1 2 3 U	FACTOR		%	
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE
CTRL HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	1,634
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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH					
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	1,634	C		1993		A	174,650	25	130,990		186,010
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 186,010

COMMENTS

(GV=SV BOAT DOCK)
 (432SF OFP=\$12,630),(50SF WDDK=\$870),(120SF WDDK=\$2,080),(672SF VLTD=\$10,080)
 Dwelling has an Economic Factor of 142%

Property Class: 511

Neighborhood
0016.095

Township:

Range:

Section:

Bk:370 Pg:1573

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LEGAL INFORMATION
1125 SEC B LOT 84 D

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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
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3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. VACANCY
 DIRT LOW GAS DECLINING C. EX FRONT H. VIEW
 SIDEWALKS ROLLING ELECTRIC OLD D. OTHER/CDW I. CORNER
 CURBS STANDARD STANDARD STANDARD STANDARD STANDARD

465 BEVENS LN
COMMENT
w cathedral ceilings
07/19/2023-TRANSFER ON DEATH DESIGNATION AFFIDAVIT FILED DESIGNATING JOHN HILL & LORI WALLER AS TOD BENEFICIARIES UPON THE DEATH OF RICHARD HILL.
LAKE WHITE - WATERFRONT REVAL 23 UPDATE SKETCH ADD WDDK. (Mod SM:)2223

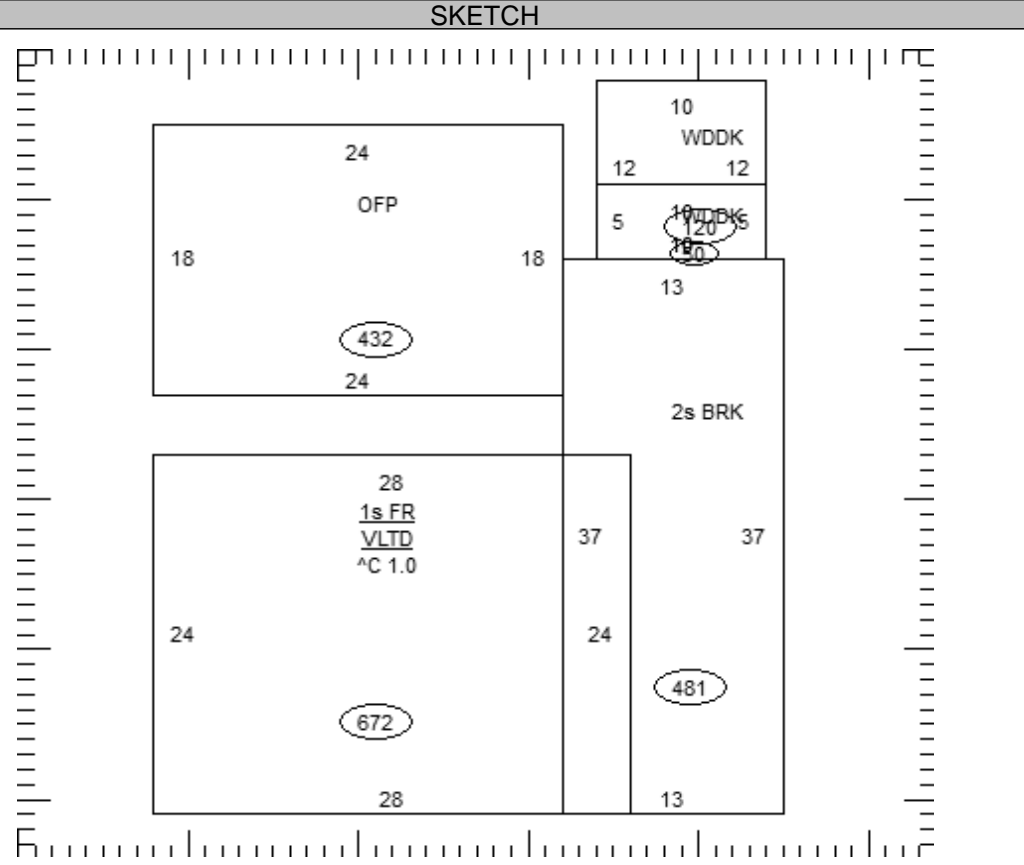
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: .1500					TOTAL		15,000	0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)	2011 (42.39)	2008 (42.35)	2005 (41.91)	2002 (40.88)	1999 (36.66)			
REASON FOR CHANGE	RAPP	RAPP	RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND 20,000	30,230	29,060	27,170	24,710			
	IMPR 162,030	169,430	130,490	111,460	101,140			
	TOTAL 182,030	199,660	159,550	138,630	125,850			
ASSESSED VALUE	LAND 7,000	10,580	10,170	9,510	8,650			
	IMPR 56,710	59,300	45,670	39,010	35,400			
	TOTAL 63,710	69,880	55,840	48,520	44,050			
NET GEN+ADJ	2,430.44	2,663.34	2,106.06	1,785.26	1,453.54			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				



SUBTOTAL					0
MULTI-FAMILY #	0				0
BUILDING TYPE	000%				0
BSMT FINISH	0 S.F.				0
FIREPLACE #	0				0
HEATING	0 S.F.				0
AIR COND	0 S.F.				0
PLUMBING #	0				0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
SUBTOTAL					0
GRADE FACTOR					%
UNADJUSTED VALUE					0
FACTOR					%

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS