16-075102.0000

**RIVERS NATHAN D & ELIZABETH E**

RIVERS, NATHAN D & ELIZABETH E
1802 PRUSSIA RD
WAVERLY, OH 45690

PEE PEE TWP / WAVERLY CSD

**LEGAL INFORMATION**

**OOC**

VMS# 12459, 12634
66-134
Acres:1.6590

Property Class: 511
Neighborhood 0016.005
Township:
Range:
Section:
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RIVERS NATHAN D & | 1802 PRUSSIA RD | WAVERLY | OH | 45690 | 05/28/2026 | 355,000 | SD : 279 | ☐ | ■ |
| 2 | TANNEHILL, GREGG & SHEILA | 1802 PRUSSIA RD | WAVERLY | OH | 45690 | 10/02/1996 | 20,000 | N/C : 0 | ■ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS |
|---|---|---|---|---|
| ☐ 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/CDU ☐ I. CORNER |
| ☐ CURBS | ☐ STANDARD | ☐ STANDARD | ☐ STANDARD | ☐ E. SZ/SHAPE ☐ |

PROPERTY LOCATION

1802 PRUSSIA RD

COMMENT

26 SALES CHNGD WDDK MSMTS VG
TRANSFER ON DEATH DESIGNATION AFFIDAVIT FILED DESIGNATING MEGAN LYNN PARKER AS TOD BENEFICIARY UPON THE DEATHS OF GREGG TANNEHILL AKA GREGORY SAMUEL TANNEHILL AND SHEILA TANNEHILL FILED ON 03/07/2023.
TriDwell=133 TriOB=133 TriLand=133

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| SM:HS:Homesite | AC:1 | 34200 | | 45,490 0 |
| SM:SM:Undeveloped/ Residual | AC:0.659 | 4500 | | 3,940 0 |
| | | | | |
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| | | | | |
| | | | | |
| Total Acres: 1.6590 | | | TOTAL | 49,430 0 |

VALUATION SUMMARY

| VALUE YEAR (EFF RATE) | | 2026 | 2025 (37.04) | 2024 (37.15) | 2023 (37.12) | 2022 (42.49) | 2021 (41.74) | 2020 (41.87) | 2019 (41.88)... |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | MISC | MISC | MISC | RAPP | MISC | MISC | RAPP | MISC |
| APPRAISED VALUE | LAND | 49,430 | 37,170 | 37,170 | 37,170 | 36,830 | 36,830 | 36,830 | 32,310 |
| | IMPR | 202,580 | 165,770 | 165,770 | 165,770 | 150,770 | 150,770 | 150,770 | 132,250 |
| | TOTAL | 252,010 | 202,940 | 202,940 | 202,940 | 187,600 | 187,600 | 187,600 | 164,560 |
| ASSESSED VALUE | LAND | 17,300 | 13,010 | 13,010 | 13,010 | 12,890 | 12,890 | 12,890 | 11,310 |
| | IMPR | 70,900 | 58,020 | 58,020 | 58,020 | 52,770 | 52,770 | 52,770 | 46,290 |
| | TOTAL | 88,200 | 71,030 | 71,030 | 71,030 | 65,660 | 65,660 | 65,660 | 57,600 |
| NET GEN+ADJ | | | 2,173.64 | 2,336.78 | 2,334.42 | 2,466.32 | 2,415.76 | 2,422.54 | 2,119.40 |

| OCCUPANCY | EXTERIOR |
|---|---|
| ■SF ☐DU ☐TR | ☐ WOOD |
| ☐CONVERSION | ☐ STUCCO |
| BUILDING TYPE | ■ ALM/VYNL |
| ☐ MOBILE HOME | ☐ CONC BLK |
| ☐ BI/TR LEVEL | ☐ METAL |
| ☐ MOD/MAN | ☐ BRICK |
| ■ RANCH | ☐ STONE |

| ROOFING | ROOF TYPE |
|---|---|
| ■ METAL | ■ GABLE |
| ☐ SLT/TLE | ☐ HIP |
| ☐ SHINGLES | ☐ GAMBREL |
| ☐ SHAKES | ☐ MANSARD |
| ☐ COMPOSITE | ☐ FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| CONCRETE | ☐ | ☐ | ☐ | ☐ | ☐ |
| WOOD | ☐ | ■ | ☐ | ☐ | ☐ |
| TILE/COMPO | ☐ | ■ | ☐ | ☐ | ☐ |
| CARPET | ☐ | ■ | ☐ | ☐ | ☐ |

| INT. FINISH | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| PLASTER/DW | ☐ | ■ | ☐ | ☐ | ☐ |
| PANELING | ☐ | ☐ | ☐ | ☐ | ☐ |
| UNFINISHED | ☐ | ☐ | ☐ | ☐ | ☐ |

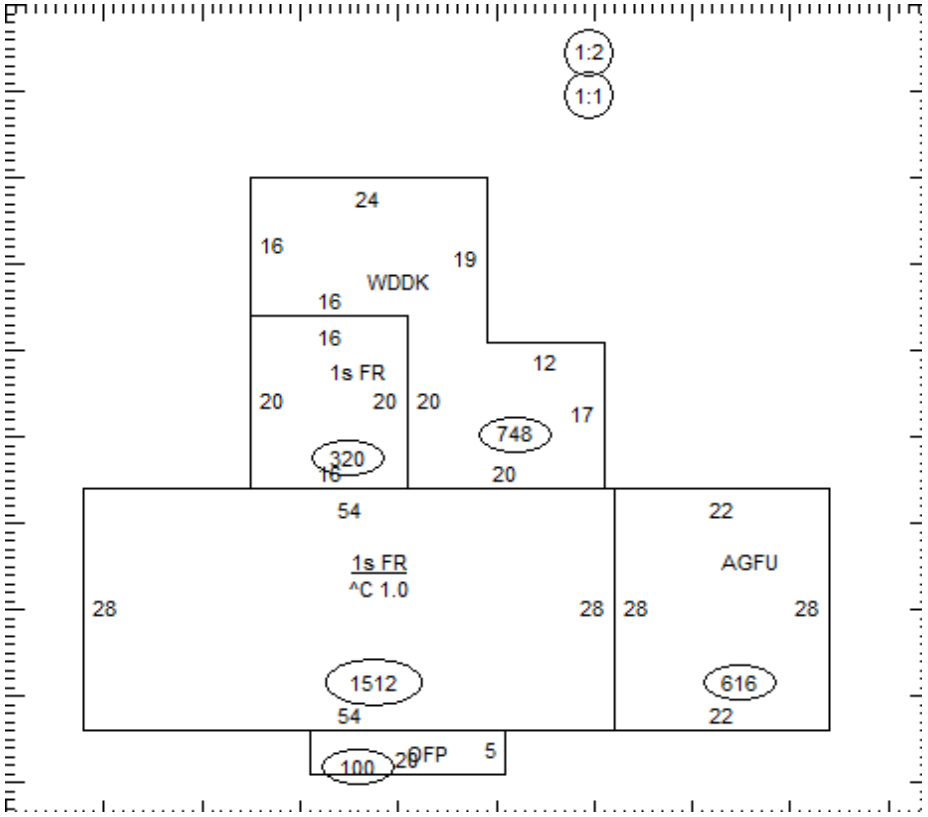
| ACCOMMODATIONS | | | | | |
|---|---|---|---|---|---|
| # OF ROOMS | | 6 | | | |
| BEDROOMS | | 3 | | | |
| FIREPLACES | | 1 | | | |

| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ■ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL | ☐ | ☐ | ☐ | ☐ | ☐ |
| OUTSIDE | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL A/C | ☐ | ■ | ☐ | ☐ | ☐ |

| PLUMBING | | BASE ■ | | | |
|---|---|---|---|---|---|
| X FULL BATH | | 1 | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | 1 | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| 1 | 1832 | FR | 138,410 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| SUBTOTAL | | | 138,410 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 1 | | 4,850 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,832 S.F. | | 3,660 |
| PLUMBING # | 4 | | 4,400 |
| GARAGES & CARPORTS | | | 13,690 |
| EXTRA FEATURES | | | 15,880 |
| SUBTOTAL | | | 180,890 |
| GRADE FACTOR | | | 100 % |
| UNADJUSTED VALUE | | | 240,580 |
| FACTOR | | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 1,832 | C | | 1996 | | A | 240,580 | 22 | 187,650 | | 198,910 |
| 1 Pole Bldg | | 16x16 | 256 | C | 12.00 | 2015 | | A | 4,090 | 28 | 2,940 | | 2,940 |
| 2 Lean-To | | 16x8 | 128 | C | 6.02 | 2015 | | A | 1,020 | 28 | 730 | | 730 |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 202,580

COMMENTS

(100SF OFP=$2,920),(748SF WDDK=$12,960),(616SF AGFU=$13,690)
Dwelling has an Economic Factor of 106% (Rollback Basis=$244,400)