

131502130000

11/13/2024



Jeff Lehner
County Auditor
Ross County, Ohio
auditor.rosscountyohio.gov

Parcel
131502130000

510 - SINGLE FAMILY DWELLING ...

Owner

STEWART, JESSE L & SHANNON L JTLE

SOLD: 11/15/2022 \$150,000.00

Address

3935 PRUSSIA RD OH

FRANKLIN TWP

Appraised

\$494,180.00

DEEDED ACRES: 24.317

Photos



131502130000

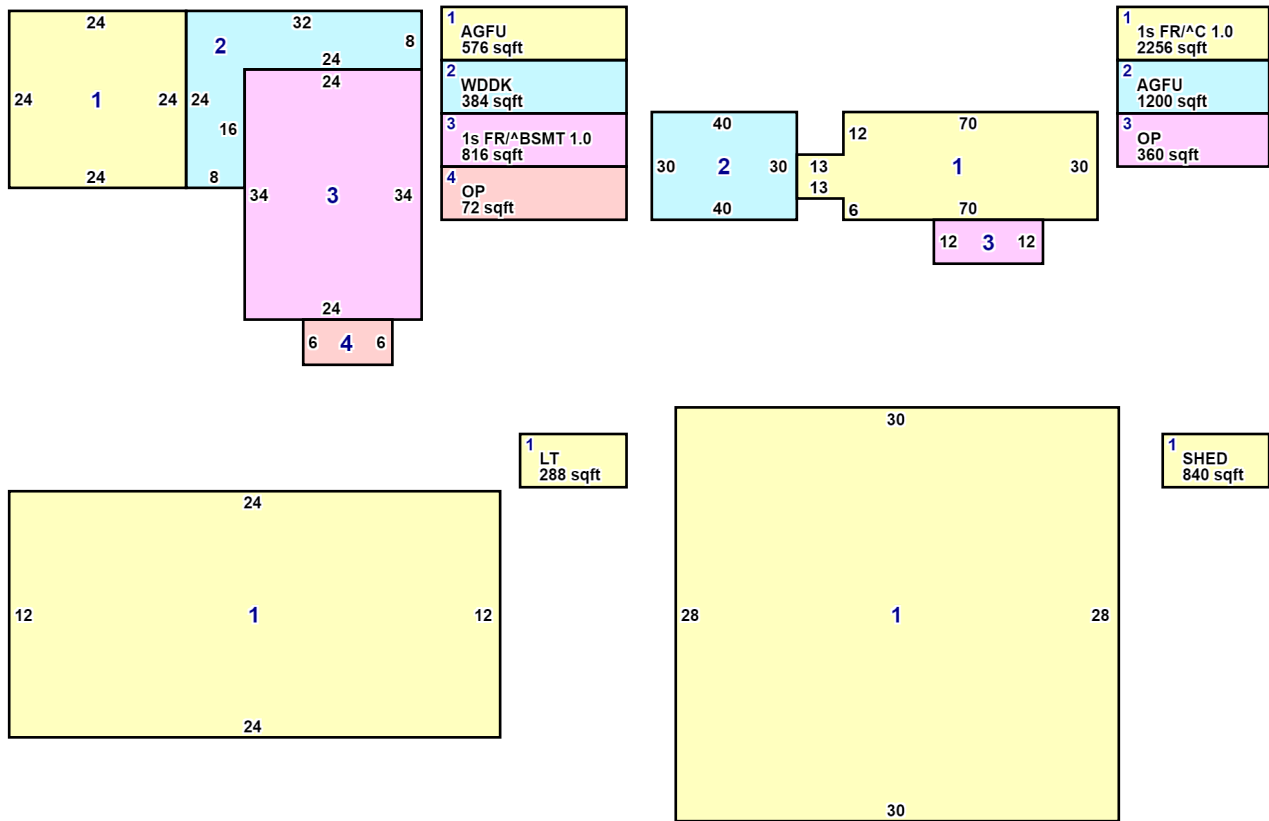
10/19/2017



131502130000

05/10/2012

Sketches



Special Notice

None at this time.

Location

Parcel 131502130000

Owner STEWART, JESSE L & SHANNON L JTLE

Address	3935 PRUSSIA RD OH
City / Township	FRANKLIN TWP
School District	WAVERLY CSD

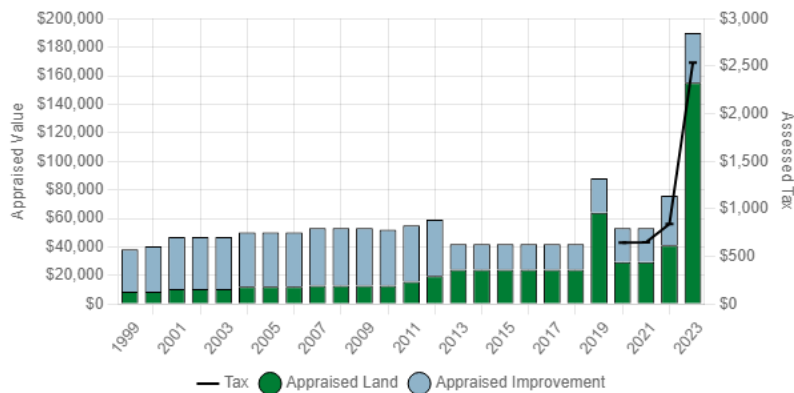
Mailing Address

Mailing Name	STEWART JESSE L & SHANNON L
Mailing Address	3935 PRUSSIA RD
City, State, Zip	WAVERLY OH 45690

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2023	\$155,170.00	\$34,790.00	\$189,960.00	\$54,310.00	\$12,180.00	\$66,490.00
2022	\$41,140.00 (\$21,790.00 🍂)	\$34,790.00	\$75,930.00	\$14,400.00 (\$7,630.00 🍂)	\$12,180.00	\$19,810.00
2021	\$29,400.00 (\$16,940.00 🍂)	\$23,970.00	\$53,370.00	\$10,290.00 (\$5,930.00 🍂)	\$8,390.00	\$14,320.00
2020	\$29,400.00 (\$16,940.00 🍂)	\$23,970.00	\$53,370.00	\$10,290.00 (\$5,930.00 🍂)	\$8,390.00	\$14,320.00
2019	\$64,060.00	\$23,970.00	\$88,030.00	\$22,420.00	\$8,390.00	\$30,810.00
2018	\$24,060.00	\$18,060.00	\$42,120.00	\$8,420.00	\$6,320.00	\$14,740.00

Historic Appraised (100%) Values



Legal

Legal Description Line 1	3935 PRUSSIA ROAD	Map Number	15-2-130
Legal Description Line 2	AGR 24.317 AC 15-2-130	Roads	Gravel
Legal Description Line 3	0208/1263	Topography	Rolling
Land Use Code	510 Single family dwelling - Platted lot	Standard Utilities	Unknown

Acres	24.317	Electric Utilities	Public
On CAUV	False	Gas Utilities	Unknown
Neighborhood	9131 - 9131	Water Utilities	Private
Sidewalks / Curbs	False / False	Sewer Utilities	Private
Homestead Reduction	False	Owner Occupied Reduction	True
Non-Business Reduction	True		

Residential

Dwelling 1

Year Built	2023	Living Area	2,256
Year Remodeled		Finished Basement Area	0
Grade	C-	Air Conditioned Area	2,256
Condition	A	Unheated Area	0
Occupancy	Not Assigned	Total Rooms	0
Exterior	Aluminum / Vinyl	Total Bedrooms	3
Roof Type	Gable	Total Full Baths	2
Roof Material	Metal	Total Half Baths	0
Value	\$303,250.00	Plumbing Fixtures	3
Number of Stories		Number of Fireplaces	0

Dwelling 2

Year Built	1949	Living Area	816
Year Remodeled		Finished Basement Area	0
Grade	E+	Air Conditioned Area	816
Condition	A	Unheated Area	0
Occupancy	Single Family	Total Rooms	6
Exterior	Wood	Total Bedrooms	0
Roof Type		Total Full Baths	1
Roof Material	Shingles	Total Half Baths	0
Value	\$32,210.00	Plumbing Fixtures	0
Number of Stories	1	Number of Fireplaces	0

Dwelling Summary

	Bedrooms	Full Baths	Half Bath	Living Area	Value
Dwelling 1	3	2	0	2,256	\$303,250.00
Dwelling 2	0	1	0	816	\$32,210.00
Totals	3	3	0	3,072	\$335,460.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Commercial Additions

No Commercial Addition Records Found.

Yard Items

No Yard Item Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Instrument	Deed Type	Valid	Book/Page	Parcels In Sale	Amount
11/15/2022	STEWART, JESSE L & SHANNON L JTLE	STINSON, JOHN T & ANNETTE J JTL	1481	{}	WD	True	/	1	\$150,000.00
10/3/2018	STINSON, JOHN T & ANNETTE J JTL	AKERS, PATRICIA A	1146	{}	WD	True	/	1	\$55,000.00
3/17/2010	AKERS, PATRICIA A	HANSFORD, MARY E	188	{}	WD	True	/	1	\$57,500.00
4/23/2002	HANSFORD, MARY E		0	{}	EX	True	/	0	\$0.00

Land

Land Type	Code	Frontage	Depth (F/R)	Depth %	Acres	Rate	Adj. Rate	Adj.	Total	Value
SM - Small Acres	SM - Small Acres	0	0 / 0	0	22.3090	\$4,000.00	\$0.00	0	\$124,930.00	\$124,930.00
SM - Small Acres	HS - Homesite	0	0 / 0	0	2.0000	\$10,800.00	\$0.00	0	\$30,240.00	\$30,240.00
SM - Small Acres	EA - Easement	0	0 / 0	0	0.0080	\$0.00	\$0.00	0	\$0.00	\$0.00
Totals					24.3170				\$155,170.00	\$155,170.00

Improvements

Description	Size (LxW)	Area	Grade	Year Built	Value
Shed	30x28	840	D-	1979	\$2,580.00
Lean-To	24x12	288	E	2023	\$970.00
Totals					\$3,550.00

Tax

2023 Payable 2024

	First Half	Second Half	Year Total
Gross Tax	\$1,931.54	\$1,931.54	\$3,863.08
Credit-HB 920 (1977)	-\$545.70	-\$545.70	-\$1,091.40
Effective Tax	\$1,385.84	\$1,385.84	\$2,771.68
Non-Business Credit	-\$109.78	-\$109.78	-\$219.56
Owner Occupancy Credit	-\$6.84	-\$6.84	-\$13.68
Homestead Reduction	\$0.00	\$0.00	\$0.00
Net General	\$1,269.22	\$1,269.22	\$2,538.44
Net Special Assessment	\$0.00	\$0.00	\$0.00
CAUV Recoupment	\$339.94	\$339.94	\$679.88
Penalty General	\$0.00	\$0.00	\$0.00
Penalty Special Assessment	\$0.00	\$0.00	\$0.00
Interest General	\$0.00	\$0.00	\$0.00
Interest Special Assessment	\$0.00	\$0.00	\$0.00
Adjustment General	\$0.00	\$0.00	\$0.00
Adjustment Special Assessment	\$0.00	\$0.00	\$0.00
Taxes Billed	\$1,609.16	\$1,609.16	\$3,218.32
Penalties and Delinquencies	\$926.48	N/A	N/A
Prior Interest	\$0.39	N/A	N/A
Balance	\$2,536.03	\$1,609.16	\$4,145.19
Payments & Adjustments	-\$2,536.03	-\$1,609.16	-\$4,145.19

Owed

\$0.00

\$0.00

\$0.00

Yearly Tax Value Summary

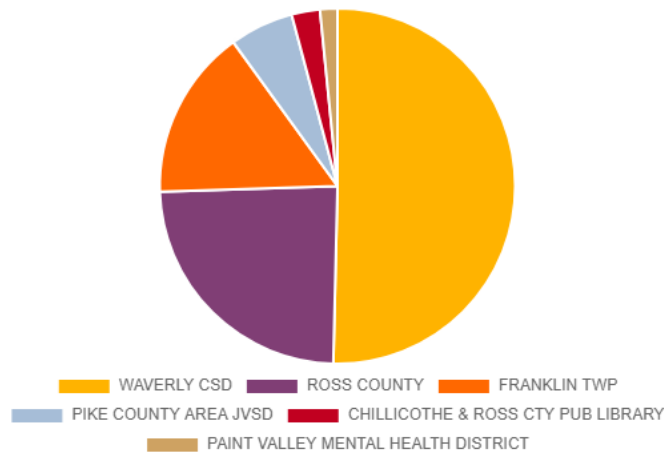
Year	Effective Tax	Net General	Taxes Billed
2023	\$2,771.68	\$2,538.44	\$3,218.32
2022	\$914.62	\$840.34	\$926.87
2021	\$703.12	\$648.02	\$648.02
2020	\$701.04	\$646.12	\$646.12
2019	\$0.00	\$0.00	\$0.00

Tax Payments

Payment Date	Receipt Number	Amount
7/11/2024	774122	\$1,609.16
2/23/2024	696893	\$1,632.66
7/20/2023	588820	\$903.37
2/11/2022	282729	\$648.02
2/26/2021	59022	\$646.12
11/6/2020	94268	-\$715.22

Tax Distributions

2023



Tax Unit Name	Levy Name	Amount	Percentage
CHILICOTHE & ROSS CTY PUB LIBRARY	2015 CURRENT EXPENSE*	\$71.61	2.58%
FRANKLIN TWP	2020 FIRE & E.M.S.*	\$271.31	9.79%
FRANKLIN TWP	GENERAL FUND	\$86.44	3.12%
Totals		\$2,771.68	100%

Tax Unit Name	Levy Name	Amount	Percentage
FRANKLIN TWP	ROAD AND BRIDGE	\$73.14	2.64%
PAINT VALLEY MENTAL HEALTH DISTRICT	2012 CURRENT EXPENSE	\$43.74	1.58%
PIKE COUNTY AREA JVSD	1976 CURRENT EXPENSE	\$29.01	1.05%
PIKE COUNTY AREA JVSD	1977 CURRENT EXPENSE	\$19.37	0.70%
PIKE COUNTY AREA JVSD	1980 CURRENT EXPENSE	\$84.60	3.05%
PIKE COUNTY AREA JVSD	2005 PERM. IMP. (ON-GOING)	\$28.06	1.01%
ROSS COUNTY	2003 CHILDREN SERVICES	\$37.67	1.36%
ROSS COUNTY	2007 SENIOR CITIZENS	\$20.21	0.73%
ROSS COUNTY	2010 MENTAL HEALTH & RETARDATION	\$171.03	6.17%
ROSS COUNTY	2015 SENIOR CITIZENS*	\$14.32	0.52%
ROSS COUNTY	2016 MENTAL HEALTH & RETARDATION*	\$143.26	5.17%
ROSS COUNTY	2017 HEALTH DISTRICT*	\$50.27	1.81%
ROSS COUNTY	2019 PARK DISTRICT*	\$25.25	0.91%
ROSS COUNTY	GENERAL FUND	\$206.11	7.44%
WAVERLY CSD	1976 CURRENT EXPENSE	\$721.26	26.02%
WAVERLY CSD	1977 CURRENT EXPENSE	\$435.66	15.72%
WAVERLY CSD	GENERAL FUND	\$172.87	6.24%
WAVERLY CSD	PERMANENT IMPROVEMENT	\$66.49	2.40%
Totals		\$2,771.68	100%

Special Assessments

No Special Assessment Records Found.