

Situs : 2956 S MYERS RD

Map ID: 17-027-00-050-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

CURRENT OWNER
PRUDEN DONALD L
2956 SOUTH MYERS RD
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 050-00
Class A
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--13 S

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	2.1670		0			
A	S	14500	9.1630	39	0	5	-20	53,890
A	H	14500	1.0000	100	0			18,850
								72,740

Total Acres: 12.33 Legal Acres: 12.30 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	25,450	72,700	72,700	0	0
Building	15,260	43,600	43,600	0	0
Total	40,710	116,300	116,300	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2021	56,000	36,200	92,200
2022	56,000	36,200	92,200
2023	72,700	48,800	121,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/10/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	PRUDEN RICHARD J
08/07/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	PRUDEN DONALD L
10/15/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	PRUDEN DONALD L
04/02/98		1-Land Only	U-Not Validated	0043/7142	ET-Temp Exempt	PRUDEN DONALD L

Entrance Information

Date	ID	Entry Code	Source
08/01/13	DAA	6-Occupant Not Home	3-Other
01/09/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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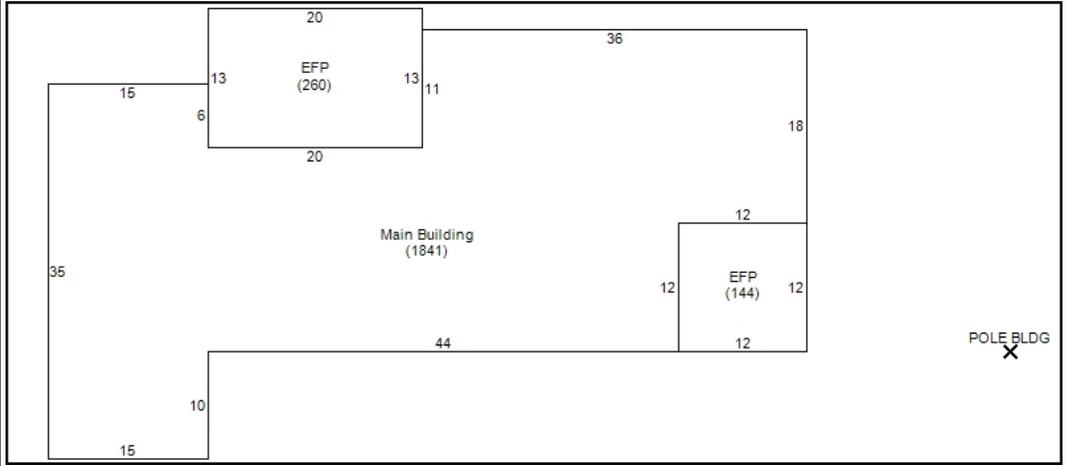
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 92-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1928	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1947	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition P-Poor Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,841						
1		EFP			144						4,400
2		EFP			260						8,000

Dwelling Computations

Base Price	89,270	% Good	25
Plumbing	3,400	Market Adj	
Basement	8,200	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	3,400	C&D Factor	
		Adj Factor	1.35
Subtotal	104,270	Additions	3,100
Ground Floor Area	1,841		
Total Living Area	1,841	Dwelling Value	42,090

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	AP1-Pole Bldg	1928		20x40	800	C	1		P				1,500

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
7	OFC	RV	60X70 P.BLDG RAZED PER SKETCH INSPECT
6	FLD		60X70 POLEBLD RAZED 100% 1-1-24.
5	OFC	MI	EASEMENT DEED VOL 552-1959 OCT 15-13 #3582
1	FLD	BO	19980330 JP C#01 - 3/25/98-RAZED 2 POULTRY HSES & A SHED FOR 1/1/98.
2	OFC	LC	19980403 TML C#01 - SPLIT 5.1 ACRES TO 17-027-00-050-02 ON 4/2/1998
3	OFC	LC	19980403 TML C#01 - CONVEY # 1140 0
4	OFC	HI	20030203 CG C#01 - ADJUST LAND ROW PER OWNER, TOTAL ACREAGE IS 10.136.

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