ICE SiteX Report

OrderID: 98722995

SiteX Property Information Report



Subject Property Location

56 LAKE RD, WAVERLY, OH 45690-9039

County:	**PIKE OH**	Census Tract:	391319526.021057
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-065600.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$9,240	Market Land Value:	$26,400	Tax Year:	2025
Assd Improvement:	$5,160	Market Improvment Value:	$14,750	Total Taxable Value:	$1,147
Total Assessed Value:	$14,400	Total Assessor Market Value:	$41,150	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 16

Abbreviated Description:	2856 321/1
City/Muni/Twp:	PEE PEE TWP

Property Characteristics

Lot Size:	20,909 SF	Bedrooms:	2	Pool:	
Building Area:	1184 SF	Baths:	1	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/05/2016	Sales Price:	$66,838
Document #:	201600002608 BK-PG 321-0003	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2016	Sales Price:	$66,838
Document #:	201600002511 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/10/2015	Loan Amount:	N/A
Document #:	201500002951 BK-PG 321-0003	Loan Type:	New Conventional
TD Due Date:	12/01/2045	Type Finance:	
Legal Description:			
City/Muni/Twp: PEE PEE			

Prior Transfer

Recording Date:	11/10/2015	Sales Price:	$65,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

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Legal Description:
District: 16
Abbreviated Description: 2856 321/1
City/Muni/Twp: PEE PEE TWP

Prior Transfer

Recording Date:	10/03/2006	Sales Price:	N/A
Document #:	2006_00003940 BK-PG 245 -1567	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/07/2006		
Document Type:			

Legal Description:
City/Muni/Twp: PEE PEE

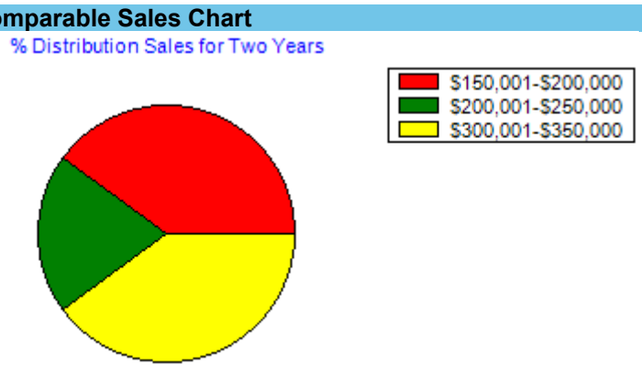
Area Sales Analysis

Total Area Sales	$2,117,650	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	1
Median Living Area	1,340 SF	Median Year Built	1989
Price Range - 2 Yrs	$183,000 to $478,000	Age Range	20 years to 72 years
Median Value	$307,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**5243 STATE ROUTE 220** **WAVERLY, OH 45690-9642**	08/20/2026	$200,000	$95	2086	7/3/1	2001	279,221 SF	
		APN: 16-073104.0000 Document #: 2026-2553 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PEE PEE TOWNSHIP City/Muni/Twp: PEE PEE TOWNSHIP								
2	.29Mi.	**954 STATE ROUTE 551** **WAVERLY, OH 45690-9045**	04/27/2026	$183,000	$159	1144	7/3/1	1977	21,105 SF	
		APN: 16-181200.0000 Document #: 2026-1187 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 100 Subdivision: LAKE WHITE SUBDIVISION MapRef: MB 4 PG 183 Abbreviated Description: Lot:100 Subdivision:LAKE WHITE SUBDIVISION Map Ref:MB 4 PG 183City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								
3	1.06Mi.	**2428 STATE ROUTE 551** **WAVERLY, OH 45690-9627**	03/16/2026	$205,000	$128	1590	6//1	1954	10,019 SF	
		APN: 16-055000.0000 Document #: 2026-0732 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21B Section: B Subdivision: LAKE WHITE COMPANY MAP Abbreviated Description: Lot:21B Section:B Subdivision:LAKE WHITE COMPANY MAP City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								
4	.27Mi.	**291 BEVENS LN** **WAVERLY, OH 45690-**	09/24/2025	$307,000	$426	720	4/3/1	1989	3,411 SF	
		APN: 16-123700.0000 Document #: 2025-2679 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: B-12 Subdivision: LAKE WHITE MapRef: MB 3 PG 28 Abbreviated Description: Lot:4 Block:B-12 Subdivision:LAKE WHITE Map Ref:MB 3 PG 28City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								
5	.8Mi.	**14 WELLS JONES RD** **WAVERLY, OH 45690-9626**	08/15/2025	$478,000	$356	1340	5/2/2	2006	17,938 SF	
		APN: 16-019900.0000 Document #: 2025-2247 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37-D Section: B Subdivision: PALISADES PARK MapRef: CAB 1 SL 239 Abbreviated Description: Lot:37-D Section:B Subdivision:PALISADES PARK Map Ref:CAB 1 SL 239Abbreviated Description:VIRGINIA MILITARY SURVEY NO 2855 City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								
6	.39Mi.	**465 BEVENS LN** **WAVERLY, OH 45690-9031**	06/25/2025	$419,650	$256	1634	7/3/1	1993	6,534 SF	
		APN: 16-054000.0000 Document #: 2025-1745 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84D Section: B Subdivision: LAKE WHITE MAP Abbreviated Description: Lot:84D Section:B Subdivision:LAKE WHITE MAP City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								
7	.23Mi.	**265 BEVENS LN** **WAVERLY, OH 45690-9621**	06/20/2025	$325,000	$247	1312	3/1/1	1966	3,485 SF	
		APN: 16-075300.0000 Document #: 2025-1701 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PEE PEE City/Muni/Twp: PEE PEE								

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**56 LAKE RD**	**11/10/2015**	$41,150	$14,400	1,184	4/2/1	1965	20,909 SF	
.02Mi.	**66 LAKE WHITE RD**	**06/16/2025**	$11,950	$4,190	800	//1	1901	2,614 SF	
.03Mi.	**16 LAKE RD**	**08/27/2008**	$118,690	$41,540	1,596	5/3/	1951	24,394 SF	
.04Mi.	**35 LAKE RD**	**12/02/2024**	$8,670	$3,030	920	3/1/1	1965	9,148 SF	
.04Mi.	**16 LAKE RD**	**10/02/2006**	$102,070	$35,720	1,368	6/3/1	1951	9,339 SF	
.04Mi.	**65 LAKE RD**	**05/13/2013**	$11,810	$4,130	688	3/1/1	1949	9,148 SF	
.05Mi.	**60 LAKE RD**	**07/26/2024**	$75,480	$26,420	936	4/2/1	1953	8,999 SF	
.05Mi.	**71 LAKE RD**	**06/29/2021**	$23,560	$8,250	700	3/1/	1935	8,712 SF	
.05Mi.	**69 LAKE WHITE RD**	**01/17/2018**	$148,000	$51,800	803	6/2/1	1996	42,253 SF	
.07Mi.	**94 LAKE WHITE RD**	**06/07/2005**	$147,860	$51,750	1,888	4/2/1	1972	8,999 SF	
.09Mi.	**4515 STATE ROUTE 220**	**08/14/2017**	$198,130	$69,350	1,192	5/2/	1976	1 SF	
.12Mi.	**160 LAKE RD**	**11/20/2020**	$90,660	$31,730	1,200	6/3/1	1952	7,693 SF	
.12Mi.	**4473 STATE ROUTE 220**	**05/17/2016**	$79,740	$27,910	750			8,276 SF	
.14Mi.	**41 BEVENS LN**	**10/02/2023**	$94,990	$33,250	960	4/2/1	1979	5,227 SF	
.16Mi.	**195 LAKE RD**	**01/03/2018**	$146,280	$51,200	1,330	5/3/1	1979	2 SF	
.16Mi.	**43 BEVENS LN**	**09/16/2014**	$146,110	$51,140	1,728	7/3/1	1979	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	41.6 years old	Households:	5,518
Median Household Income:	$56,215	Households w/Family:	64%
Household Income Per Capita:	$33,454	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Waverly City School District	Students:	1,607
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.42Mi.	**Waverly Intermediate School** Number of Students: 374 Student-Teacher Ratio: 17	C	Public	3 - 5
2.34Mi.	**Waverly Primary School** Number of Students: 415 Student-Teacher Ratio: 16.6	NA	Public	PK - 2
2.54Mi.	**Waverly Junior High School** Number of Students: 383 Student-Teacher Ratio: 14.19	D+	Public	6 - 8
2.52Mi.	**Waverly High School** Number of Students: 435 Student-Teacher Ratio: 15 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **56 LAKE RD, WAVERLY, OH 45690-9039** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	130%	NOTABLY HIGHER
OVERALL	122%	HIGHER

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Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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