

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009025-R150		
M	02	
B		
C	04	

02-003200.0000

**EVILSIZOR BRIAN E**  
 EVILSIZOR BRIAN E  
 5528 FLEETFOOT RD  
 CELINA, OH 45822

**LEGAL INFORMATION**  
 SW SEC PT 1/4

RTS: 002-06-14  
 Acres: 7.5800

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EVILSIZOR BRIAN E	5528 FLEETFOOT RD	CELINA	OH	45822	06/29/2017	186,000	WDC : 423	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PARKER JODY L & CRISTY JO	5528 FLEETFOOT RD	CELINA	OH	45822	08/02/2004	169,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MUHLENKAMP ERIC L &	5528 FLEETFOOT RD	CELINA	OH	45822	01/04/1999	157,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JO	DATE: 03/11/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5528 FLEETFOOT RD, CELINA			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2018:Net Gen=\$2,541.18, Other Assessment=\$8.00 DE17 FIELD RVW CHGS: ADD OLD CPY/TT OLDER SON			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY				
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT				
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU				

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	16500				16,500 0
SM:Small Acreage	AC:6.58	5800				38,200 0
Total Acres: 7.5800					TOTAL	54,700 0

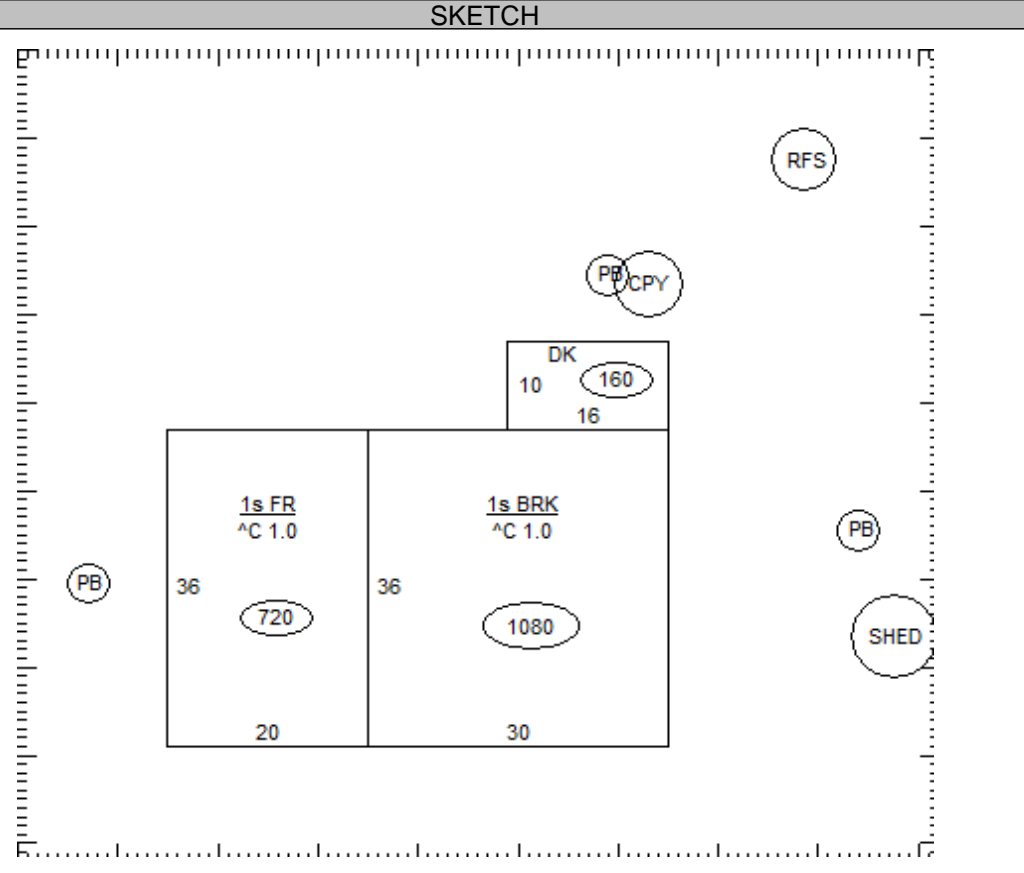
VALUATION SUMMARY							
VALUE YEAR	2017	2014	2011				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u>	54,700	53,200	53,200			
	<u>IMPR</u>	110,400	101,300	101,300			
	<u>TOTAL</u>	165,100	154,500	154,500			
ASSESSED VALUE	<u>LAND</u>	19,150	18,620	18,620			
	<u>IMPR</u>	38,640	35,460	35,460			
	<u>TOTAL</u>	57,790	54,080	54,080			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	720	FR	51,590
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	1	1080	BRK	82,800
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" 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		VALUE	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	1	
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	
INT. FINISH	B	1	2	3	U	AIR COND	1,800 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	1	
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES	1,100	
ACCOMMODATIONS							SUBTOTAL	143,290
# OF ROOMS			8			GRADE FACTOR	95 %	
BEDROOMS			2			UNADJUSTED VALUE	136,130	
FIREPLACES			1			FACTOR	100 %	
HEAT & AC	B	1	2	3	U			

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,800	C-		1980		A	136,130	28	98,010		98,000
1 Shed		7x7	49	C		1970		A		80			0
2 Pole Bldg	12	27x40	1,080	C	8.75	1979		A	9,450	67	3,120		3,100
3 Pole Bldg	10	30x44	1,320	C	8.75	1980		A	11,550	67	3,810		3,800
4 Pole Bldg	12	40x40	1,600	C	8.50	1980		A	13,600	67	4,490		4,500
5 Roof Shelter		24x32	768	D	4.00	1977		A	3,070	68	980		1,000
6 Canopy		8x8	64	D	4.32	1979		P	280	95	10		0
7													
8													
9													
10													
11													



02-003200.0000	TOTAL	110,400
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**COMMENTS**

ROOF SHELTER HAS CONCRETE  
Dwelling has an Economic Factor of 100%