02-003200.0000

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

BUTLER TWP / CELINA SD

08-14-300-001

LEGAL INFORMATION
SW SEC PT 1/4

RTS: 002-06-14
Acres:7.5800

Property Class: 510
Neighborhood 009025-R150
Map: 02
Block:
Card: 04
Bk: Pg:

	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	☐	■
2	PARKER JODY L & CRISTY JO	5528 FLEETFOOT RD	CELINA	OH	45822	08/02/2004	169,000	WDC : A : 0	☐	■
3	MUHLENKAMP ERIC L &	5528 FLEETFOOT RD	CELINA	OH	45822	01/04/1999	157,500	: A : 0	☐	■

X: ☐ TTO LISTER: JO DATE: 03/11/2005 TIME: 12:00:00 AM ☐ 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. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
5528 FLEETFOOT RD, CELINA

COMMENT
TY2022:Net Gen=$3,414.54, Other Assessment=$8.26
DE17 FIELD RVW CHGS: ADD OLD CPY/TT OLDER SON

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	26580		26,600 0
SM:Small Acreage	AC:6.58	7300		48,000 0
Total Acres: 7.5800			TOTAL	74,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	74,600	65,000	54,700					
	IMPR	171,700	141,900	110,400					
	TOTAL	246,300	206,900	165,100					
ASSESSED VALUE	LAND	26,110	22,750	19,150					
	IMPR	60,100	49,670	38,640					
	TOTAL	86,210	72,420	57,790					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ 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			8		
BEDROOMS			2		
FIREPLACES			1		

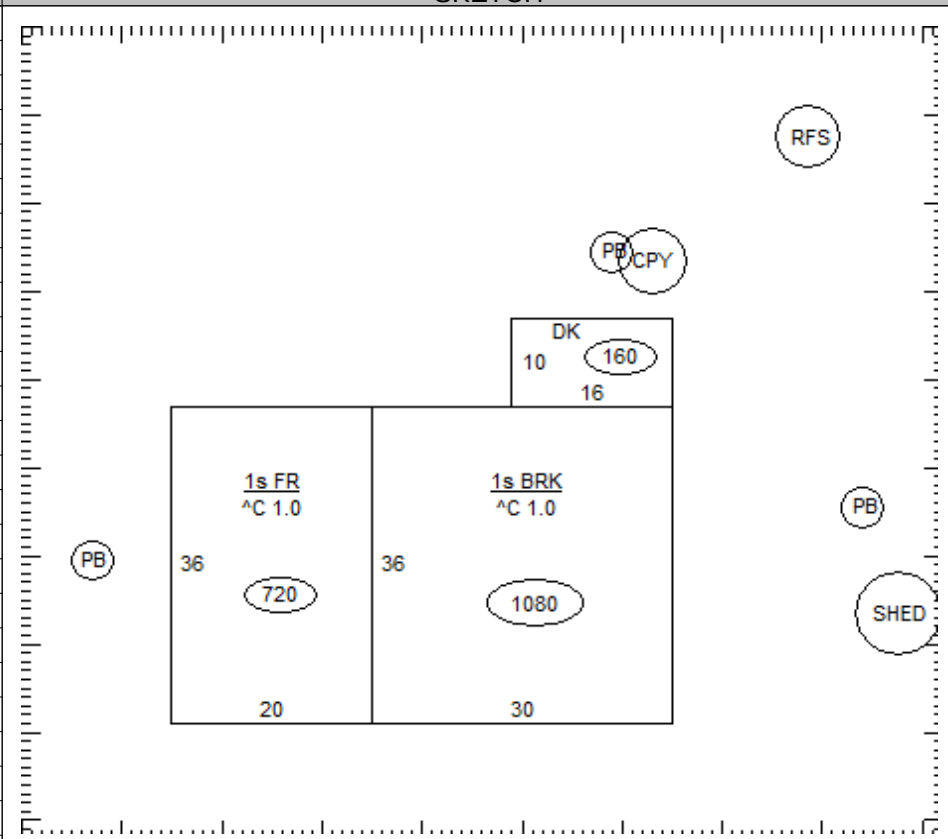
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	720	FR	88,110
1	1080	BRK	141,420

SUBTOTAL		229,530
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,400
HEATING	0 S.F.	0
AIR COND	1,800 S.F.	2,970
PLUMBING #	1	1,210
GARAGES & CARPORTS		0
EXTRA FEATURES		1,600
SUBTOTAL		239,710
GRADE FACTOR		95 %
UNADJUSTED VALUE		227,720
FACTOR		100 %

SKETCH



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	227,720	30	159,400		159,400
1 Shed		7x7	49	C		1970		A		85			0
2 Pole Bldg	12	27x40	1,080	C	12.51	1979		A	13,510	77	3,110		3,100
3 Pole Bldg	10	30x44	1,320	C	12.51	1980		A	16,510	77	3,800		3,800
4 Pole Bldg	12	40x40	1,600	C	12.16	1980		A	19,460	77	4,480		4,500
5 Roof Shelter		24x32	768	D	5.90	1977		A	4,530	80	910		900
6 Canopy		8x8	64	D	5.90	1979		P	380	95	20		0
7													
8													
9													
10													
11													
											TOTAL		171,700

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COMMENTS

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