



SUMMARY									
Deeded Name		BRIAN FITZSIMMONS & JENNIFER FITZSIMMONS - CO TRUSTEES OF THE BRIAN FITZSIMMONS & JENNIFER FITZSIMMONS LIVING TRUST							
Owner		FITZSIMMONS BRIAN & JENNIFER 6737 BIRCHBARK AVE NE CANTON OH 44721			Taxpayer		FITZSIMMONS BRIAN & JENNIFER 6737 BIRCHBARK AVE NE CANTON OH 44721		
Tax District		67-WASHINGTON TWP-INDIAN VALLEY SD			Land Use		510-SINGLE FAMILY DWELLING		
					Class		Residential		
School District		INDIAN VALLEY SD			Subdivision				
Neighborhood		00300-WASHINGTON TOWNSHIP							
Location		14840 SE GILMORE RD			Legal		2 5 1 5.205A		
CD Year		Map Number			1		Routing Number		3070
Acres		5.2050			Sold		04/18/2023		Sales Amount 0.00
VALUE					CURRENT CHARGES				
District		67-WASHINGTON TWP-INDIAN VALLEY SD			Full Rate		58.000000		
Land Use		510-SINGLE FAMILY DWELLING			Effective Rate		39.061928		
					Qualifying Rate		35.070498		
		Appraised	Assessed			Prior	First	Second	Total
Land		30,080	10,530		Tax	922.84	439.65	439.65	1,802.14
Improvement		40,560	14,200		Special	6.30	1.00	1.00	8.30
Total		70,640	24,730		Penalty	92.92	43.96	0.00	136.88
CAUV	N	0	0		Total	1,022.06	484.61	440.65	1,947.32
Homestead	N	0	0		Paid	1,022.06	0.94	0.00	1,023.00
OOCC	N	0	0		Due	0.00	483.67	440.65	924.32
Taxable		70,640	24,730						
FUTURE CHARGES									
Type		Description							Amount
Special Assessments		C980000000 MWCD							2.00
TRANSFER HISTORY									
Date	Buyer		Conveyance		Deed Type		Sales Amount	Valid	# of Properties
04/18/2023	FITZSIMMONS BRIAN & JENNIFER FITZSIMMONS ETAL		9535		WARRANTY DEED		\$0.00	N	2
02/04/2014	FITZSIMMONS BRIAN F & JENNIFER L		124		WARRANTY DEED		\$42,000.00	Y	2
10/03/2013	RYSER KATHLEEN		901376		CERTIFICATE OF TRANSFER		\$0.00	N	2
04/05/2010	RYSER MARC A		348		WARRANTY DEED		\$22,500.00	N	2
03/06/2003	J J DETWEILER ENTERPRISES INC		90310		WARRANTY DEED		\$0.00	N	4
03/03/2003	J J DETWEILER ENTERPRISES INC		99999		MISCELLANEOUS		\$0.00	N	1
LAND									
Type			Dimensions		Description		Value		
HS-HOMESITE			1.0000		Acres		15,000		
P4-PASTURE 10.000-19.999			4.0200		Acres		15,080		
RW-RIGHT OF WAY			0.1850		Acres		0		
							Total	30,080	
DWELLING									
Card 1									
Style	01-SINGLE FAMILY	Family Rooms		0	Heating	Y			
Stories	1.00	Condition		F-FAIR	Cooling	N			
Rec Room Area	0	Year Built		2010	Grade	D-5			
Finished Basement	0	Year Remodeled			Fireplace Openings	0			
Rooms	4	Full Baths		1	Fireplace Stacks	0			
Bed Rooms	1	Half Baths		0	Living Area	384			
Dining Rooms	0	Other Fixtures		0	Total Area	384			
					Value	40,560			

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SFR (1 STORY FRAME)	384	First Floor	384	384
B	OFP (OPEN FRAME PORCH)	640	Total	384	384
C	EFP (ENCLOSED FRAME PORCH)	192			
D	CNPY (CANOPY)	64			

