



SUMMARY

Deeded Name	BRIAN FITZSIMMONS & JENNIFER FITZSIMMONS - CO TRUSTEES OF THE BRIAN FITZSIMMONS & JENNIFER FITZSIMMONS LIVING TRUST				
Owner	FITSIMMONS BRIAN & JENNIFER 6737 BIRCHBARK AVE NE CANTON OH 44721		Taxpayer	FITSIMMONS BRIAN & JENNIFER 6737 BIRCHBARK AVE NE CANTON OH 44721	
Tax District	67-WASHINGTON TWP-INDIAN VALLEY SD		Land Use	510-SINGLE FAMILY DWELLING	
School District	INDIAN VALLEY SD		Class	Residential	
Neighborhood	00300-WASHINGTON TOWNSHIP		Subdivision		
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

District	67-WASHINGTON TWP-INDIAN VALLEY SD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	30,080	10,530
Improvement	40,560	14,200
Total	70,640	24,730
CAUV	N 0	0
Homestead	N 0	0
OOCC	N 0	0
Taxable	70,640	24,730

CURRENT CHARGES

Full Rate	.000000			
Effective Rate	--			
Qualifying Rate	--			
	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	1.00	1.00	2.00
Total	0.00	1.00	1.00	2.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	1.00	1.00	2.00

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/18/2023	FITSIMMONS BRIAN & JENNIFER FITSIMMONS ETAL	9535	WARRANTY DEED	\$0.00	N	2
02/04/2014	FITSIMMONS 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			

