

Situs : 8366 FLETCHER RD

Map ID: 61-008-00-020-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
BYLER AARON C
BYLER BARBARA A
6117 HUNTLEY ROAD
WINDSOR OH 44099

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
SEC 5--3 S
MINERAL PARCEL 61-777-00-004-20

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12500	1.0000	100	0			16,250
A	0	0	.1721		0			
A	3	12500	17.8279	33	0	5	-25	71,700
								87,950

Total Acres: 19 Legal Acres: 19.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,800	88,000	88,000	0	0
Building	100,870	288,200	288,200	0	0
Total	131,670	376,200	376,200	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	58,300		58,300
2021	67,700	157,900	225,600
2022	67,700	191,700	259,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/14/20	R20200045	100,000		Residential New Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/27/20		2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER AARON C
05/29/18	142,500	1-Land Only	N-Not Open Market / Not Arm'S Leng	660/763	WD-Warranty Deed	EAST OHIO PROPERTIES LLC

Entrance Information

Date	ID	Entry Code	Source
07/19/21	AK	3-Info At Door	1-Owner
08/22/22	AK	3-Info At Door	1-Owner
08/16/23	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

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Dwelling Information

Valuation Method
Override Model
Story Height 2
Construction 1-Wood/Vinyl
Style 07-Colonial
Year Built 2020
Eff Year Built
Year Remodeled

Total Rooms 7
Dining Rooms
Bedrooms 5
Family Rooms
Full Baths 2
Half Baths
Addl. Fixtures
Total Fixtures 9

Kitchen Remod
Bath Remod
Lower Level 4-Full Basement
Heating 1-None
Heat Fuel Type
System
Attic 0-None
Phy. Condition A-Average Condition
Int vs Ext Cond
Well / Septic 3

Unfinished Area
T2 Rec Rm Area
T3 Rec Rm Area
T4 Rec Rm Area
Fin Bsmt Liv Area
WBFP Stacks
WBFP Openings
WBFP Add'l Stry
Prefab Fireplace
Prefab Add'l Stry

Bsmt Gar # Cars
Misc 1 Desc
Misc 2 Desc

Misc 1 Qty
Misc 2 Qty

Grade C-1
CDU AV-AVERAGE
% Good Ovr
% Complete

Cost & Design 0
Functional 90 20-Am House
Economic
NBHD Fact 1.4

GRM Econ Rents
GRM Units

GRM Factor 1
GRM Value 0

Dwelling Computations

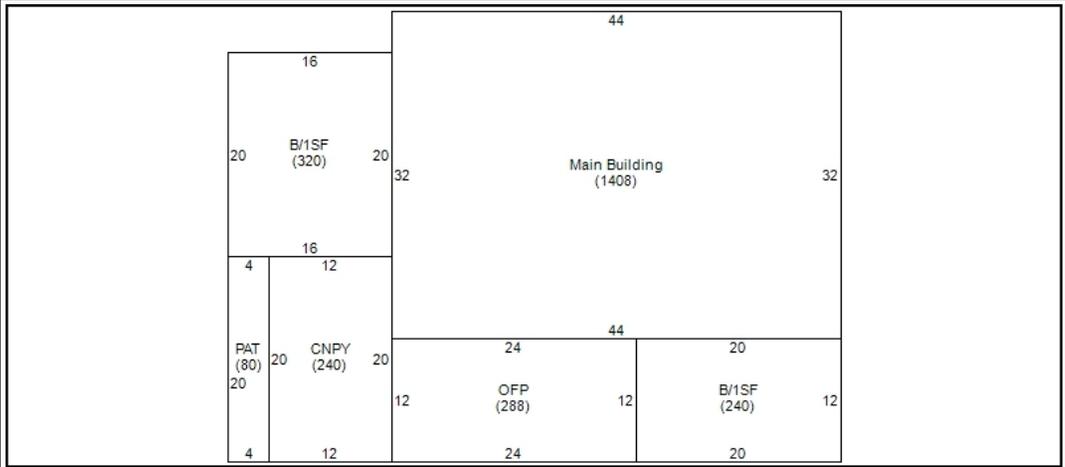
Base Price	142,610	% Good	97
Plumbing	5,300	Market Adj	
Basement	21,820	Functional	90
Heating	-7,210	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	162,520	Additions	34,800
Ground Floor Area	1,408		
Total Living Area	3,376	Dwelling Value	260,780

Dwelling Notes

Misc & Gross Bulding Values

Misc Building No
Gross Building:

Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,408						
1	BSM	1SF			320						18,400
2			OFP		288						5,700
3	BSM	1SF			240						13,800
4			CNP		240						1,600
5			PAT		80						300

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RC2-Canopy	2020		10x40	400	D	1		A				2,700
2	AB2-Flat Barn	2020		30x40	1,200	D	1		A				24,700

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

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Comments

Number	Code	Status	Comment
6	OFC	MI	APPLIED FOR CAUV FOR TY 2024
5	FLD	NC	2ND FLOOR COMPLETION 100% PER OWNER.
4	FLD		DWG 100%, PU/ CNPY AND PAT 1-1-22. RECK'23 FOR 2ND FL. FIN.
3	FLD		DWG 75% 1-1-21 (90%NOW), BARN W/CNPY 100% 1-1-21; RECK22 FOR COMPL OF DWG.
1	OFC	NS	NEW SPLIT 19.000 AC OUT OF 61-008-00-020-00 CONV#1712 5-29-18
2	OFC	MI	MINERAL PARCEL 61-777-00-004-20 CONV#1712 5-29-18

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