03-039900.0300

BUTLER TWP / COLDWATER SD

08-34-300-009

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009035-R150		
M	14D5	
B		
C	19	

GAERKE RANDOLPH B & BARBARA M
GAERKE RANDOLPH B & BARBARA M TRUSTEES
4058 STATE ROUTE 118
COLDWATER, OH 45828
Created in 2003 From 03-039900.0000 due to Split

LEGAL INFORMATION
W SIDE PT SW SW

RTS: 002-06-34
Acres:1.1380

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GAERKE RANDOLPH B &	4058 STATE ROUTE 118	COLDWATER	OH	45828	01/05/2016	0	QCE : X : 0	☐	☐
2	GAERKE RANDOLPH B &	4058 ST RTE 118 RD	COLDWATER	OH	45828	08/05/2009	33,000	WDC : A : 434	☐	■
3	QUINTER STEVE & AMY	1024 HOMESTEAD DR	COLDWATER	OH	45828	03/02/2001	18,700	: A : 0	☐	■

X: | LISTER: JL | DATE: 06/30/2015 | TIME: 12:00:00 AM | ☐ LETTER | ☐ LETTER REC'D | GIS CODE Minor Sub

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
4058 ST RT 118 ,

COMMENT
TY2016:Net Gen=$4,339.58, Other Assessment=$0.00
DE15 32 X 16 POOL
DE11 ADD PAT, RMV FNC'S, CORR OUTBLDG
DE10 ADD DWLG @ 50% COMPL/PB STARTED 08/2010
DE17 DESKTOP RVW CHG: cor patio

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:0.138	7000		1,000 0
Total Acres: 1.1380			TOTAL	17,500 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2015	2014	2013	2011	2011	2010
REASON FOR CHANGE		RAPP	MISC	NC	RAPP	MISC	NC	RAPP	NC
APPRAISED VALUE	LAND	17,500	18,400	18,400	18,400	16,000	16,000	16,000	16,000
	IMPR	334,700	308,700	309,400	297,300	272,300	272,300	118,200	114,600
	TOTAL	352,200	327,100	327,800	315,700	288,300	288,300	134,200	130,600
ASSESSED VALUE	LAND	6,130	6,440	6,440	6,440	5,600	5,600	5,600	5,600
	IMPR	117,150	108,050	108,290	104,060	95,310	95,310	41,370	40,110
	TOTAL	123,280	114,490	114,730	110,500	100,910	100,910	46,970	45,710

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	■ BRICK
☐ MOD/MAN	☐ 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	■	☐	☐	☐	☐

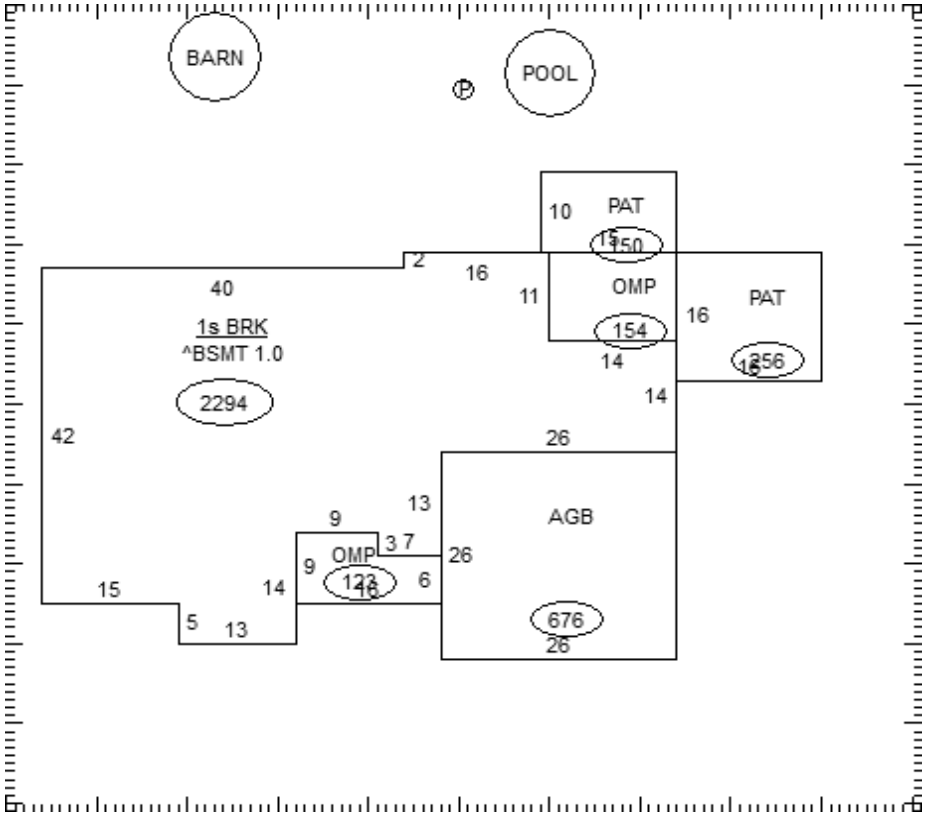
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		2			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2294	BRK	165,210
BSMT	2294		29,820
SUBTOTAL			195,030
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,294	S.F.	3,440
PLUMBING #	3		3,300
GARAGES & CARPORTS			12,600
EXTRA FEATURES			5,800
SUBTOTAL			220,170
GRADE FACTOR			120 %
UNADJUSTED VALUE			264,200
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,294	B		2009		A	264,200	6	248,350		305,500
1 Barn		40x50	2,000	C	10.25	2010		A	20,500	9	18,660		18,700
2 Pool - Inground		16x32	512	C	25.00	2014		A	12,800	3	12,420	USE30	8,700
3 Patio		0x0	672	C	2.70	2014		A	1,810	3	1,760		1,800
4													
5													
6													
7													
8													
9													
10													
11													

03-039900.0300

TOTAL 334,700

COMMENTS

GEOTHERMAL
>>OB Features: 1.1 <Add Concrete Floor>
Dwelling has an Economic Factor of 123%