05-012551.0121

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-251-045

PROP. CLASS		
5	3	0

NEIGHBORHOOD: 000511-TS60

M
B
C

RRMC
RRMC
4356 BUSCHOR RD
COLDWATER, OH 45828
Created in 2009 From 05-012551.0100 due to Split

LEGAL INFORMATION
WENNING ACRES FOURTH ADDITION

LOT#: 1660

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RRMC	4356 BUSCHOR RD	COLDWATER	OH	45828	11/19/2013	35,200	WDC : 797	☐	■
2	WENNING ACRES INC	706 N SECOND ST	COLDWATER	OH	45828	11/24/2009	0	: 0	☐	☐
3							0	0	☐	☐

X: | LISTER: JK | DATE: 01/27/2015 | 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
551 ROBERT ST, COLDWATER

COMMENT
TY2016:Net Gen=$3,668.58, Other Assessment=$0.00
DE15 TT TENNANTS/ADD TRIPLEX
DE14 DWLG NOT 35% COMP
TriDwell=85

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F139 D140	ST335 DP96 ADJ322		44,800 0
			TOTAL	44,800 0

VALUATION SUMMARY

VALUE YEAR		2017	2015	2014	2011	2010	2010	2010	2010
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP	MISC	RCLS	CAUV	MISC
APPRAISED VALUE	LAND	44,800	37,400	19,600	19,600	17,500	0	0	0
	IMPR	230,400	239,700	0	0	0	0	0	0
	TOTAL	275,200	277,100	19,600	19,600	17,500	0	0	0
ASSESSED VALUE	LAND	15,680	13,090	6,860	6,860	6,130	0	0	0
	IMPR	80,640	83,900	0	0	0	0	0	0
	TOTAL	96,320	96,990	6,860	6,860	6,130	0	0	0

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		15			
BEDROOMS		6			
FIREPLACES					

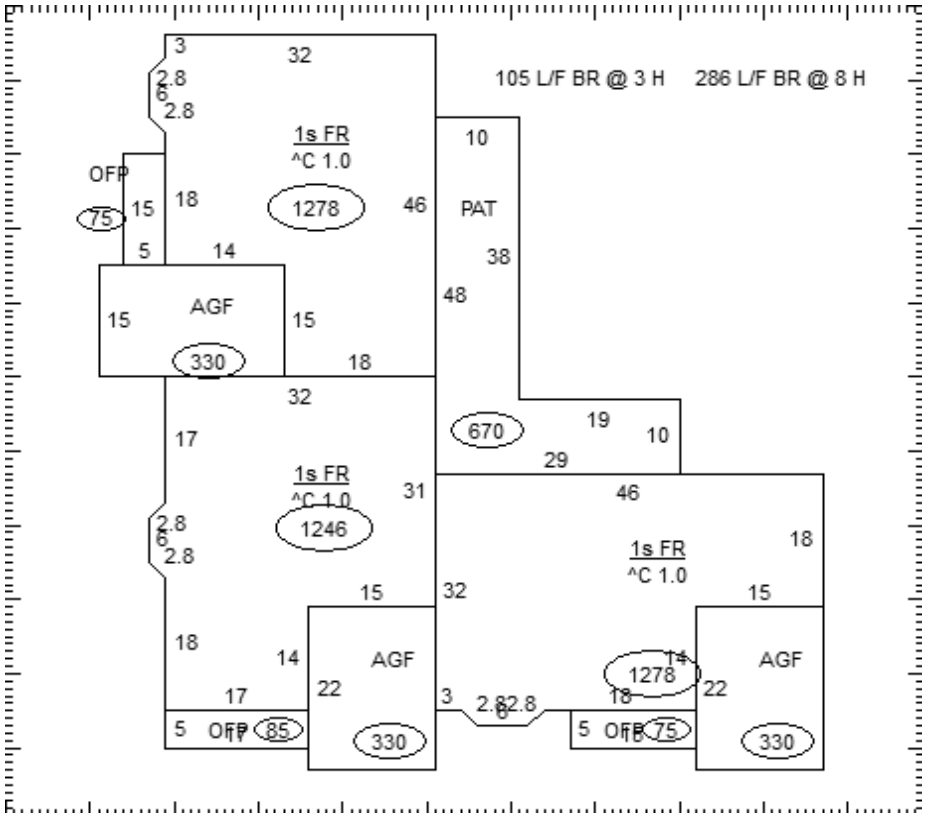
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		2			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	3802	FR	227,470

SUBTOTAL			227,470
MULTI-FAMILY #	0		5,000
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	3,802	S.F.	5,700
PLUMBING #	6		6,600
GARAGES & CARPORTS			16,200
EXTRA FEATURES			5,200
SUBTOTAL			266,170
GRADE FACTOR			105 %
UNADJUSTED VALUE			237,560
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	3,802	C+		2014		A	237,560	3	230,430		230,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		230,400

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COMMENTS

Dwelling has an Economic Factor of 100%