05-140800.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-451-019

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000501-TM40	
M	14A2
B	
C	76

KAHLIG TREVOR S
KAHLIG TREVOR S
829 S DOGWOOD DR
COLDWATER, OH 45828

LEGAL INFORMATION
RESTFUL ACRES 6TH ADD

LOT#: 1002

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAHLIG TREVOR S	829 S DOGWOOD DR	COLDWATER	OH	45828	03/29/2012	72,000	WDC : A : 142	☐	■
2	GRUSS ROSE	829 DOGWOOD DR	COLDWATER	OH	45828	07/08/1987	0	: X : 0	☐	☐
3							0	0	☐	☐

X: | LISTER: | DATE: 07/28/2014 | 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
829 S DOGWOOD DR, COLDWATER

COMMENT
TY2016:Net Gen=$1,018.96, Other Assessment=$0.00
DE15 RMV EX FIX PER DATA MAILER
DE16 DESKTOP RVW CHG: rmv front cpy, add shed
DE14 RMV BOR FNC
DE13 REMOVE HOMESTEAD/OFFICE NOTE ONLY

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F78 D116	ST170 DP87 ADJ148		11,500 0
			TOTAL	11,500 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2015	2014	2014	2012	2011	
REASON FOR CHANGE		RAPP	MISC	MISC	MISC	RAPP	BOR	RAPP	
APPRAISED VALUE	LAND	11,500	11,500	11,500	11,500	11,500	10,800	10,800	
	IMPR	82,700	67,500	67,300	68,600	61,700	58,200	93,600	
	TOTAL	94,200	79,000	78,800	80,100	73,200	69,000	104,400	
ASSESSED VALUE	LAND	4,030	4,030	4,030	4,030	4,030	3,780	3,780	
	IMPR	28,950	23,630	23,560	24,010	21,600	20,370	32,760	
	TOTAL	32,980	27,660	27,590	28,040	25,630	24,150	36,540	

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		4			
BEDROOMS		2			
FIREPLACES					

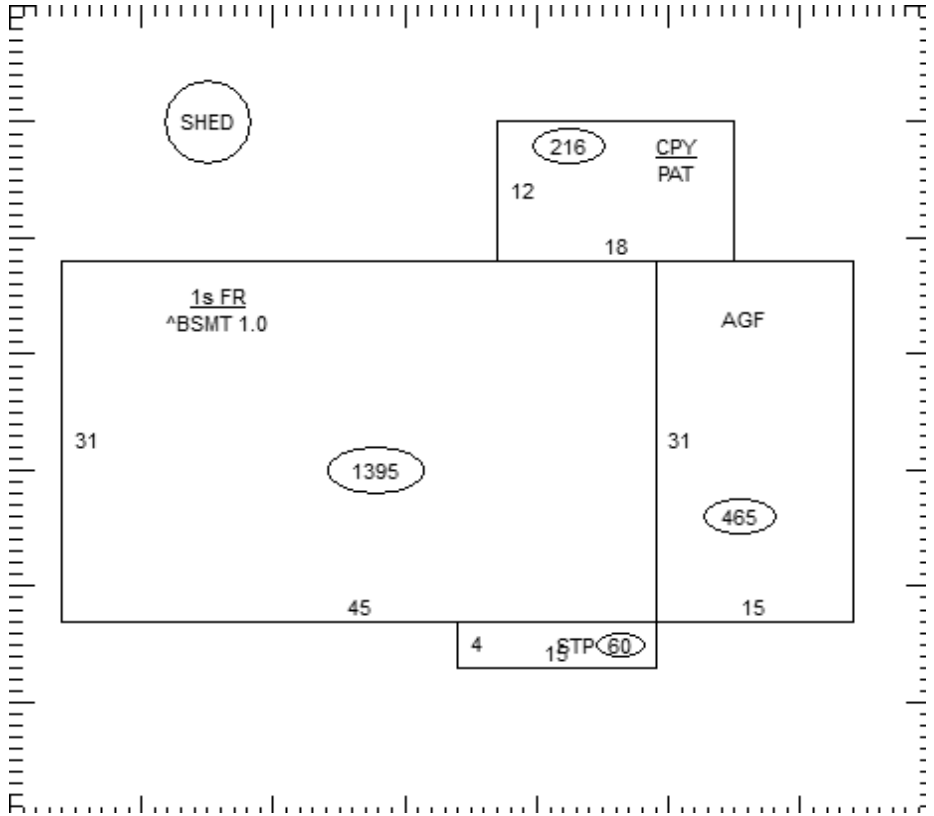
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH	1				
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1395	FR	113,180
BSMT	1395		18,140

SUBTOTAL			131,320
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	2		2,200
GARAGES & CARPORTS			7,700
EXTRA FEATURES			2,200
SUBTOTAL			143,420
GRADE FACTOR			85 %
UNADJUSTED VALUE			121,910
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,395	D+		1971		A	121,910	40	73,150		82,700
1 Shed		10x12	120	C		2015		A		2			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-140800.0000

TOTAL 82,700

COMMENTS

Dwelling has an Economic Factor of 113%