05-171600.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-152-016

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000510-TS60	
M	14B2
B	
C	42

GRIESHOP BRANDON & CHRISTIE M
GRIESHOP BRANDON & CHRISTIE M
1008 EMERALD AVE
COLDWATER, OH 45828

LEGAL INFORMATION
WESTVIEW SECOND ADD

LOT#: 1308

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRIESHOP BRANDON &	1008 EMERALD AVE	COLDWATER	OH	45828	03/21/2014	240,000	WDC : 142	☐	■
2	WEITZEL ERIC J & HARTING	1008 EMERALD AVE	COLDWATER	OH	45828	07/19/2011	224,000	WDC : A : 366	☐	☐
3	FIRKS JAMES R & ROXANNE B	1008 EMERALD AVE	COLDWATER	OH	45828	05/14/1990	15,500	: A : 0	☐	■

X:	LISTER: JK	DATE: 02/21/2017	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
1008 EMERALD AVE, COLDWATER

COMMENT
TY2016:Net Gen=$1,934.34, Other Assessment=$0.00
DE17 ADD GARAGE
DE16 DESKTOP RVW CHG: COR BSMNT FL AREA

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F77 D140	ST280 DP96 ADJ269		20,700 0
F:Front	F22 D134	ST280 DP94 ADJ263		5,800 0
			TOTAL	26,500 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		NC	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	26,500	26,500	26,500	26,500				
	IMPR	163,100	119,600	119,300	119,300				
	TOTAL	189,600	146,100	145,800	145,800				
ASSESSED VALUE	LAND	9,280	9,280	9,280	9,280				
	IMPR	57,090	41,860	41,760	41,760				
	TOTAL	66,370	51,140	51,040	51,040				

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	■	☐	☐	☐	☐

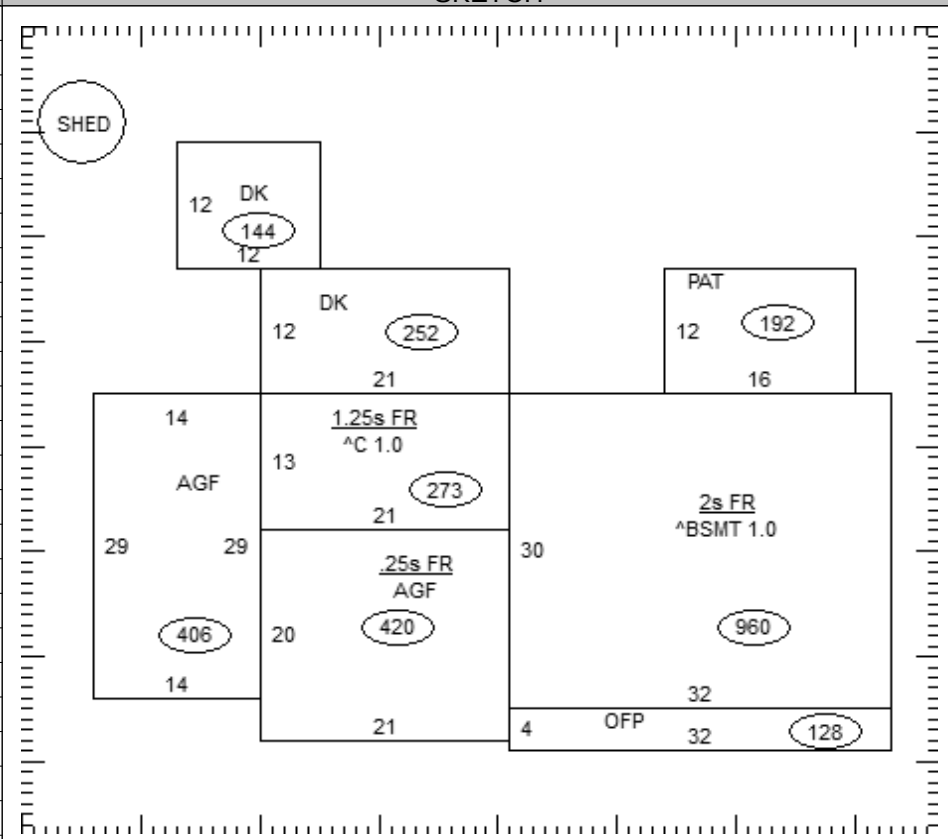
ACCOMMODATIONS					
# OF ROOMS	1	4		4	
BEDROOMS				4	
FIREPLACES		1			

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		1			
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1233	FR	103,600
.25	173	FR	11,060
2ND	960	FR	38,720
BSMT	960		12,480
SUBTOTAL			165,860
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	2,366	S.F.	3,550
PLUMBING #	6		6,600
GARAGES & CARPORTS			13,600
EXTRA FEATURES			5,100
SUBTOTAL			198,710
GRADE FACTOR			100 %
UNADJUSTED VALUE			198,710
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,366	C		1991		A	198,710	24	151,020		163,100
1 Shed		10x12	120	C		1995		A		37			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		163,100

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COMMENTS

Dwelling has an Economic Factor of 108%