05-064000.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD

08-27-355-010

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000502-TM50	
M	14A7B
B	
C	17

GANSERT BRIAN R & KRISTA M
GANSERT BRIAN R & KRISTA M
306 E NORTH ST
COLDWATER, OH 45828

LEGAL INFORMATION
ROMERS ADD

RTS: 000-00-00 LOT#: 263

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GANSERT BRIAN R & KRISTA	306 E NORTH ST	COLDWATER	OH	45828	04/24/2015	155,000	3:SUC : 248	☐	■
2	BRAUN WILLIAM J & CHERYL A	306 E NORTH ST	COLDWATER	OH	45828	10/20/1988	61,500	: A-M : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 03/16/2005 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
306 E NORTH ST, COLDWATER

COMMENT
TY2017:Net Gen=$1,389.50, Other Assessment=$0.00
DE16 DESKTOP REVIEW CHG: chg bw to oh, add .25s fr
DE16 RMV OWNER OCC; DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F48 D132	ST200 DP94 ADJ188		9,000 0
			TOTAL	9,000 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	9,000	8,700	8,700	9,000				
	IMPR	98,200	71,000	71,100	73,300				
	TOTAL	107,200	79,700	79,800	82,300				
ASSESSED VALUE	LAND	3,150	3,050	3,050	3,150				
	IMPR	34,370	24,850	24,890	25,660				
	TOTAL	37,520	27,900	27,940	28,810				

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	■	☐	☐	☐	☐

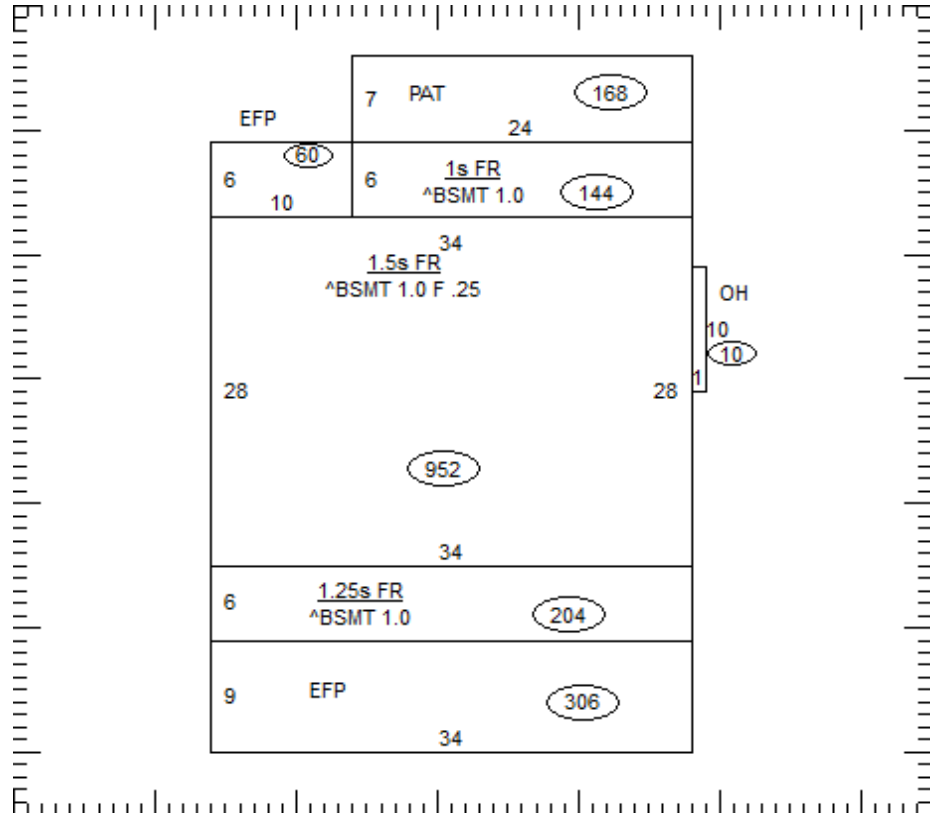
ACCOMMODATIONS					
# OF ROOMS	3	4		3	
BEDROOMS				3	
FIREPLACES		1			

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					
X HALF BATH		1		1	
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1300	FR	105,470
.25	51	FR	3,150
.5	476	FR	28,190
BSMT	1300		16,900
SUBTOTAL			153,710
MULTI-FAMILY #	0		0
BSMT FINISH	238	S.F.	3,090
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,827	S.F.	2,740
PLUMBING #	4		4,400
GARAGES & CARPORTS			0
EXTRA FEATURES			10,200
SUBTOTAL			178,140
GRADE FACTOR			95 %
UNADJUSTED VALUE			169,230
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,827	C-		1920	1988	A	169,230	42	98,150		98,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-064000.0000

TOTAL 98,200

COMMENTS

Dwelling has an Economic Factor of 100%