05-184100.0000

VUJEA MICHAEL & HEATHER
VUJEA MICHAEL & HEATHER
838 PAULINE DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-177-012

LEGAL INFORMATION
NORTHFIELD ESTATES
FIRST ADD
LOT#: 1433

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
	000511-TS60
M	14B3
B	
C	06

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VUJEA MICHAEL & HEATHER	838 PAULINE DR	COLDWATER	OH	45828	09/28/2015	320,000	WDC : 643	☐	■
2	DICKMAN KRISTA	838 PAULINE DR	COLDWATER	OH	45828	05/13/1999	21,850	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 07/31/2009 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

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F117 D140	ST335 DP96 ADJ322		37,700 0
			TOTAL	37,700 0

PROPERTY LOCATION
838 PAULINE DR,

COMMENT
TY2017:Net Gen=$4,060.02, Other Assessment=$0.00
DE09 ADD DET GAR
DE16 DESKTOP RVW CHG: ADD 2ND ST OH, ADD PAT, ADD BW
DE16 RMV OWNER OCC; DIDN'T RET APP

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011	2009			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	NC			
APPRAISED VALUE	LAND	37,700	31,500	31,500	31,500	28,100			
	IMPR	275,500	281,900	278,100	278,100	261,900			
	TOTAL	313,200	313,400	309,600	309,600	290,000			
ASSESSED VALUE	LAND	13,200	11,030	11,030	11,030	9,840			
	IMPR	96,430	98,670	97,340	97,340	91,670			
	TOTAL	109,630	109,700	108,370	108,370	101,510			

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		5	3		
BEDROOMS		1	3		
FIREPLACES					

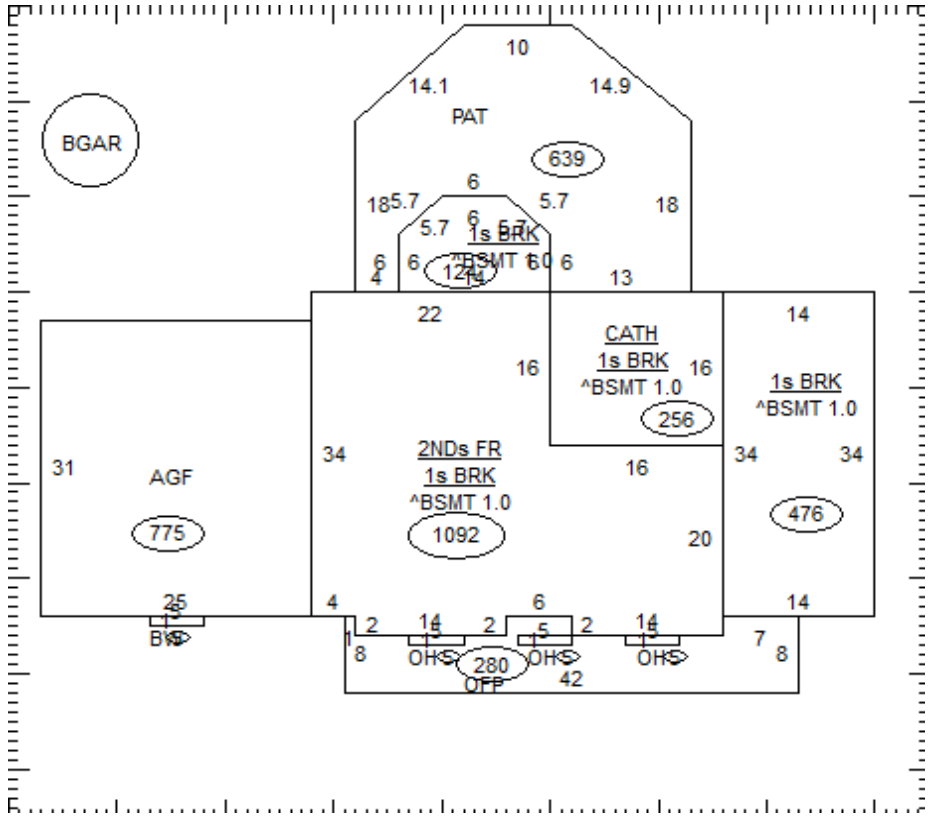
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1948	BRK	146,700
2ND	1092	FR	36,890
BSMT	1948		25,320

SUBTOTAL			208,910
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	3,040	S.F.	4,560
PLUMBING #	5		5,500
GARAGES & CARPORTS			12,800
EXTRA FEATURES			13,600
SUBTOTAL			245,370
GRADE FACTOR			125 %
UNADJUSTED VALUE			306,710
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,040	B+		2001		A	306,710	14	263,770		263,800
1 Gar - Brick		25x22	550	B	22.86	2008		A	12,570	7	11,690		11,700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 275,500

COMMENTS

Dwelling has an Economic Factor of 100%