05-186100.0000

FORSTHOEFEL THAD D & KARI N
FORSTHOEFEL THAD D & KARI N
845 CECELIA DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-403-018

LEGAL INFORMATION
EASTVIEW THIRD ADD
PLATTED 12/1/97 LOT 1453

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000509-TS70	
M	14A2
B	
C	21

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FORSTHOEFEL THAD D & KARI	845 CECELIA DR	COLDWATER	OH	45828	02/20/2015	194,900	WDC : 92	☐	■
2	MARTIN DAVID V & RACHEL R	845 CECELIA DR	COLDWATER	OH	45828	03/26/2004	169,900	WDC : A : 0	☐	■
3	FRONING SCOTT & TAMI S	845 CECELIA DR	COLDWATER	OH	45828	12/06/1999	139,500	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 02/22/2005 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
845 CECELIA DR, COLDWATER

COMMENT
TY2017:Net Gen=$2,471.12, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F90 D110	ST375 DP85 ADJ319		28,700 0
			TOTAL	28,700 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2011					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	28,700	25,300	25,300					
	IMPR	167,000	147,200	147,200					
	TOTAL	195,700	172,500	172,500					
ASSESSED VALUE	LAND	10,050	8,860	8,860					
	IMPR	58,450	51,520	51,520					
	TOTAL	68,500	60,380	60,380					

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	■	☐	☐	☐	☐

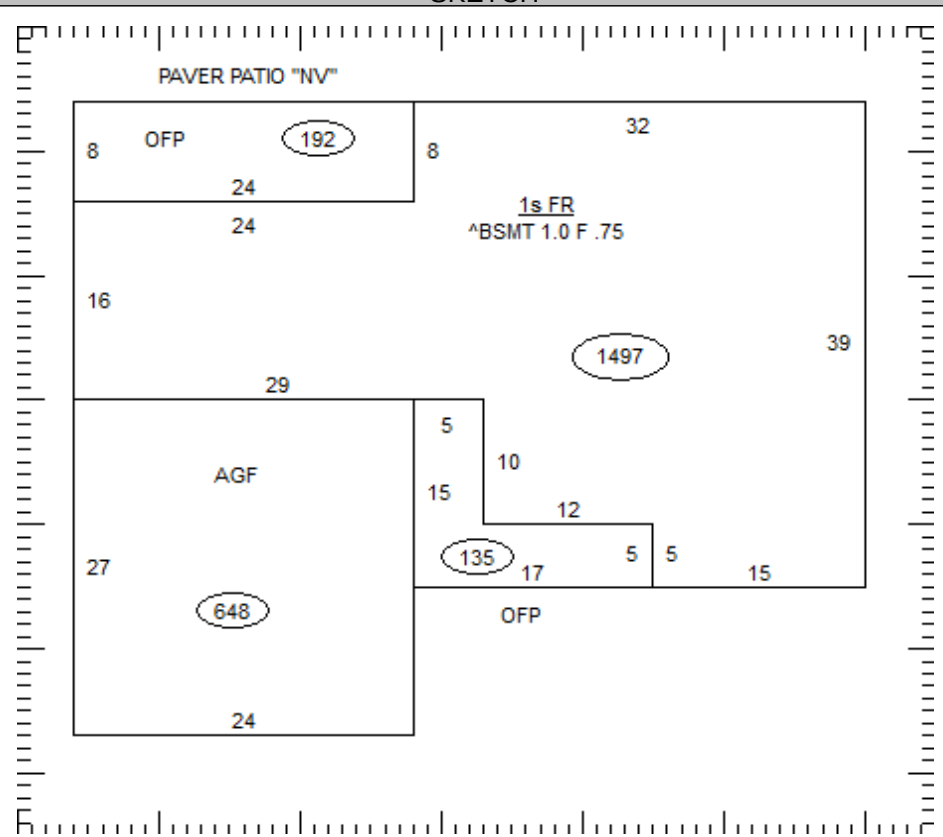
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1497	FR	117,750
BSMT	1497		19,460
SUBTOTAL			137,210
MULTI-FAMILY #	0		0
BSMT FINISH	1,100	S.F.	14,300
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,597	S.F.	3,900
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,700
EXTRA FEATURES			4,800
SUBTOTAL			174,210
GRADE FACTOR			105 %
UNADJUSTED VALUE			182,920
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,497	C+		1999		A	182,920	17	151,820		167,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		167,000

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COMMENTS

BRICK TRIM: 69 X 8
Dwelling has an Economic Factor of 110%