

1 OF 1		
PROP. CLASS		
1	1	0
NEIGHBORHOOD		
009031-A100		
M		
B		
C		

03-010900.0300

LINK ELIZABETH ANN

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5240 GAUSE RD

COLDWATER, OH 45828

Created in 2008 From 03-010900.0000 due to Split

LEGAL INFORMATION

PT NW SW

R:T:S: 002-06-20

Acres:17.4760

QUALIFIED CREDITS: CAUV:

06283: 2017

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LINK ELIZABETH ANN	5240 GAUSE RD	COLDWATER	OH	45828	01/08/2016	167,800	WDC : 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	NOW GINA M	2272 E PATTERSON LN	TROY	OH	45373	12/10/2015	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	NOW JASON & GINA	5192 GAUSE RD	COLDWATER	OH	45828	03/28/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5220 GAUSE RD, COMMENT TY2018:Net Gen=\$221.74, Other Assessment=\$14.30 NC20 NEW HOUSE//STARTED JUNE 2019 (Mod CR:)120

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 5.5800		9,728	1,786			54,420 10,130
0003	A .5000		10,550	2,370			5,280 1,190
0018	A 3.0000		9,180	1,475			27,540 4,430
0020	A .1800		8,630	1,020			1,550 180
0069	A 1.9000		10,550	2,280			20,050 4,330
RD:Road:0900	A .1200		0	0			0 0
WO:Woods:0003	A 11.7760		4,480	595			52,760 7,010
Total Acres: 17.4760					TOTAL		107,180 17,140

VALUATION SUMMARY									
VALUE YEAR	2017	2017	2014	2014	2011	2011	2009	2009	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	CAUV	MISC	
APPRAISED VALUE	LAND	17,140	107,180	39,410	80,140	10,290	46,720	3,320	30,040
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	17,140	107,180	39,410	80,140	10,290	46,720	3,320	30,040
ASSESSED VALUE	LAND	6,000	37,510	13,790	28,050	3,600	16,350	1,160	10,510
	IMPR	0	0	0	0	0	0	0	0
	TOTAL	6,000	37,510	13,790	28,050	3,600	16,350	1,160	10,510
CAUV TAX SAVINGS	2018=1164.50, 2017=1166.94, 2016=539.38: Total=2870.82								

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD					
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO					
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL					
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK					
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL					
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK					
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE					

ROOFING	ROOF TYPE					VALUE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP					
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL					
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD					
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT					

SUBTOTAL						0
FLOORS	B	1	2	3	U	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INT. FINISH	B	1	2	3	U	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS						
# OF ROOMS						
BEDROOMS						
FIREPLACES						
HEAT & AC	B	1	2	3	U	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE	<input type="checkbox"/>			
X FULL BATH						
X HALF BATH						
X FIXTURES						
MULTI-FAMILY #						0
BSMT FINISH						0 S.F.
FIREPLACE #						0
HEATING						0 S.F.
AIR COND						0 S.F.
PLUMBING #						0
GARAGES & CARPORTS						0
EXTRA FEATURES						0
SUBTOTAL						0
GRADE FACTOR						%
UNADJUSTED VALUE						0
FACTOR						%

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-010900.0300	TOTAL	0
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COMMENTS