

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009035-R150		
M	13	
B		
C	33	

03-020200.0000

GEIER KEVIN M & ELIZBETH S

GEIER KEVIN M & ELIZBETH S

5440 ST RTE 219

COLDWATER, OH 45828

LEGAL INFORMATION

PT SE SE

RTS: 002-06-26

Acres:0.4790

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GEIER KEVIN M & ELIZBETH S	5440 ST RTE 219	COLDWATER	OH	45828	09/24/2018	180,000	WDC : 732	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SEITZ SHAUN S & ERIN K	5440 ST RTE 219	COLDWATER	OH	45828	05/19/2008	118,000	WDC : F : 321	<input type="checkbox"/>	<input type="checkbox"/>
3	SEITZ MARY ANN	5440 ST RT 219	COLDWATER	OH	45828	04/24/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JO DATE: 04/15/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	5440 ST RT 219 , COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2018:Net Gen=\$1,582.50, Other Assessment=\$6.92
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<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	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site <1 @ 16500*0.75	AC:0.479	12380				12,400		0
Total Acres: .4790					TOTAL	12,400		0

VALUATION SUMMARY

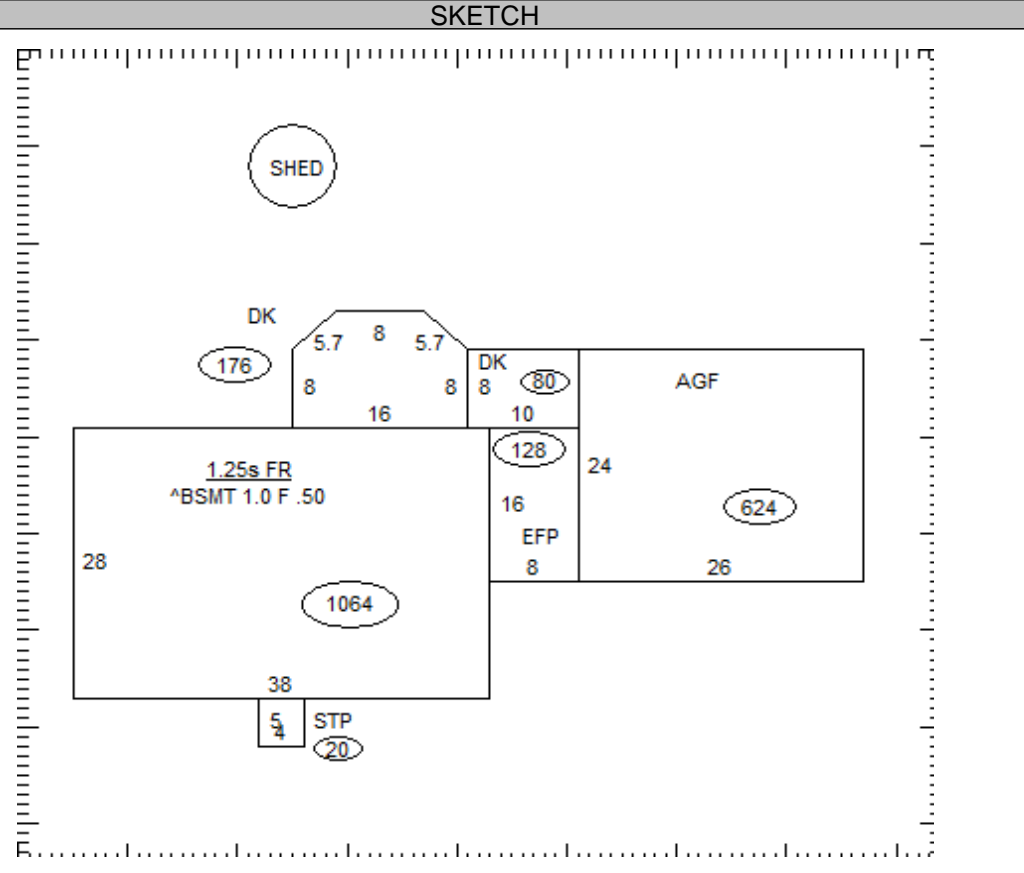
VALUE YEAR	2017	2014	2013	2011				
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP				
APPRAISED VALUE	LAND 12,400	12,900	11,300	11,300				
	IMPR 113,200	91,300	79,500	79,500				
	TOTAL 125,600	104,200	90,800	90,800				
ASSESSED VALUE	LAND 4,340	4,520	3,960	3,960				
	IMPR 39,620	31,960	27,830	27,830				
	TOTAL 43,960	36,480	31,790	31,790				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1064	FR	97,440
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.25	266	FR	18,510
<input type="checkbox"/> TRIPLEX	<input checked="" 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	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
		BSMT	1064		13,830
SUBTOTAL					129,780

FLOORS	B	1	2	3	U	DESCRIPTION	VALUE
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	532 S.F. 6,920
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F. 0
						AIR COND	1,862 S.F. 2,800
						PLUMBING #	3 3,300
						GARAGES & CARPORTS	10,300
						EXTRA FEATURES	5,200
ACCOMMODATIONS						SUBTOTAL	158,300
# OF ROOMS		4	2			GRADE FACTOR	100 %
BEDROOMS		1	2			UNADJUSTED VALUE	158,300
FIREPLACES						FACTOR	100 %
HEAT & AC							

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,330	C		1954		A	158,300	42	91,810		112,900
1 Shed	10	0x0	448	C	7.00	1954		A	3,140	90	310		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 113,200

COMMENTS

Dwelling has an Economic Factor of 123%