

1 OF 2		
PROP. CLASS		
1	1	1
NEIGHBORHOOD		
009031-A100		
M	16	
B		
C	16	

03-028300.0000

BALLINGER DONALD W & MICHELLE A

BALLINGER DONALD W & MICHELLE A
3259 ST RTE 219
COLDWATER, OH 45828

LEGAL INFORMATION

E1/2 E1/2 SW PT

RTS: 002-06-30
Acres:9.3050

**QUALIFIED CREDITS: CAUV:
04525**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BALLINGER DONALD W &	3259 ST RTE 219	COLDWATER	OH	45828	03/13/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	BALLINGER DONALD WILLIAM	3259 ST RTE 219	COLDWATER	OH	45828	12/21/2016	300,000	WDC : 903	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	ROGERS GLORIA	3265 ST RTE 219	COLDWATER	OH	45828	06/20/2012	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

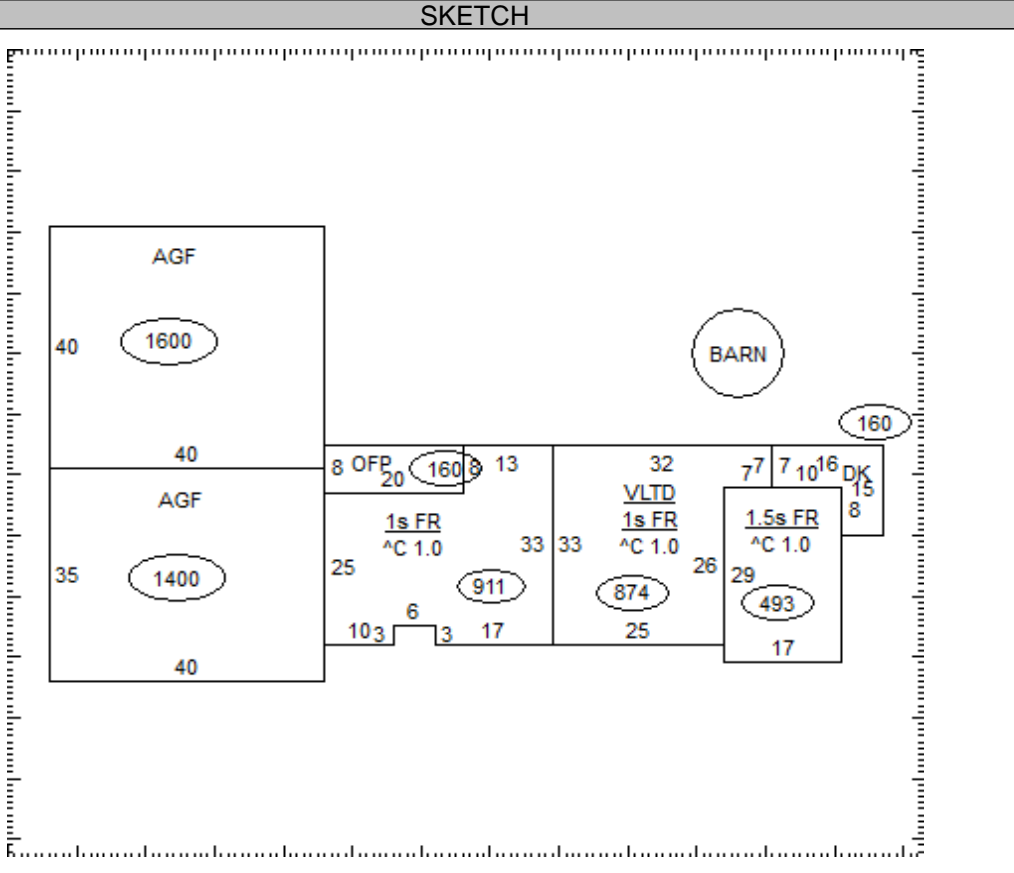
X: TTO LISTER: EE DATE: 04/20/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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 type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	3265 ST RT 219 , COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$2,706.30, Other Assessment=\$10.74 DE17 DESKTOP RVW CHG: CATH TO VLTD DE18 REMOVE OWN OCC didn't return app (Mod CR:)120
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 6.5050		9,457	1,413			65,030 12,050
0003	A 3.5050		10,550	2,370			36,980 8,310
0077	A 2.7000		9,460	1,325			25,540 3,580
0079	A .3000		8,360	545			2,510 160
HS:Home Site:0601	A 1.0000		16,500	16,500			16,500 16,500
WO:Woods:0003	A 1.8000		4,480	595			8,060 1,070
Total Acres: 9.3050					TOTAL		89,590 29,620

VALUATION SUMMARY								
VALUE YEAR	2017	2017	2017	2017	2017	2017	2016	2016
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RCLS	MISC	MISC
APPRAISED	29,620	89,590	35,900	70,870	0	59,800	68,900	67,100
VALUE	IMPR	179,600	179,600	189,100	189,100	189,100	201,000	201,000
	TOTAL	209,220	269,190	225,000	259,970	189,100	248,900	268,100
ASSESSED	LAND	10,370	31,360	12,570	24,800	0	20,930	24,120
VALUE	IMPR	62,860	62,860	66,190	66,190	66,190	66,190	70,350
	TOTAL	73,230	94,220	78,760	90,990	66,190	87,120	93,840
CAUV TAX SAVINGS	2018=775.72, 2017=777.34, 2016=0.00: Total=1553.06							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	2278	FR	153,330
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.5	246	FR	12,110
<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				
<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				
SUBTOTAL					165,440
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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		6	3		
BEDROOMS		2	2		
FIREPLACES		1			
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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH		1			
X HALF BATH					
X FIXTURES		1			
MULTI-FAMILY #		0			0
BSMT FINISH		0	S.F.		0
FIREPLACE #		1			4,000
HEATING		0	S.F.		0
AIR COND		2,524	S.F.		3,790
PLUMBING #		4			4,400
GARAGES & CARPORTS					49,500
EXTRA FEATURES					16,500
SUBTOTAL					243,630
GRADE FACTOR					105 %
UNADJUSTED VALUE					255,810
FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,524	C+		1972		A	255,810	30	179,070		179,100
1 Barn	10	30x48	1,440	C	8.00	1900		A	11,520	95	580	DFLT20	500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-028300.0000

TOTAL 179,600

COMMENTS

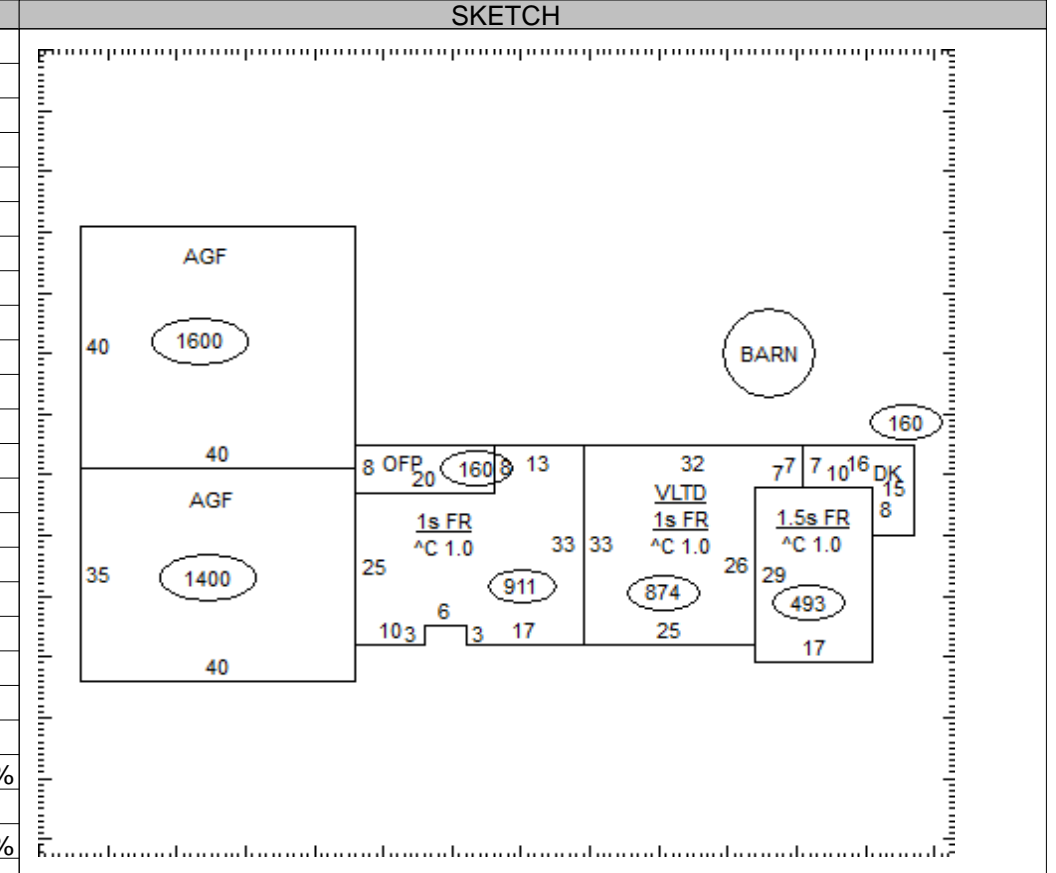
Dwelling has an Economic Factor of 100%

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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
<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

FLOORS	B	1	2	3	U		VALUE
CONCRETE	<input 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	0 S.F.
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	%

ACCOMMODATIONS	B	1	2	3	U		VALUE
# OF ROOMS							
BEDROOMS							
FIREPLACES							
HEAT & AC							
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"/>		
GEO THERMAL	<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							



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													

03-028300.0000	TOTAL	0
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COMMENTS