

1 OF 2		
PROP. CLASS		
1	1	1
NEIGHBORHOOD		
009031-A100		
M	24B	
B		
C	70	

03-051200.0000

WENNING DENNIS C & PHYLLIS A

WENNING DENNIS C & PHYLLIS A
3555 SIEGRIST JUTTE RD
COLDWATER, OH 45828

LEGAL INFORMATION

PT W 1/2 NE

RTS: 002-07-05
Acres:57.6500

QUALIFIED CREDITS:
HOMESTEAD, CAUV: 02431

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENNING DENNIS C &	3555 SIEGRIST JUTTE RD	COLDWATER	OH	45828	03/29/2019	663,000	WDC : 202	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	STAMMEN ALVIN & PAUL B	3814 SIEGRIST JUTTE RD	COLDWATER	OH	45828	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 02/14/2018 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	3814 SIEGRIST JUTTE RD, 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=\$2,234.10, Other Assessment=\$38.12
<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	DE17 DESKTOP RVW CHG: COR STRY HGT
<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	DE18 RMV DFLT 50% ON BARN/ COMPARABLE TO NHBR

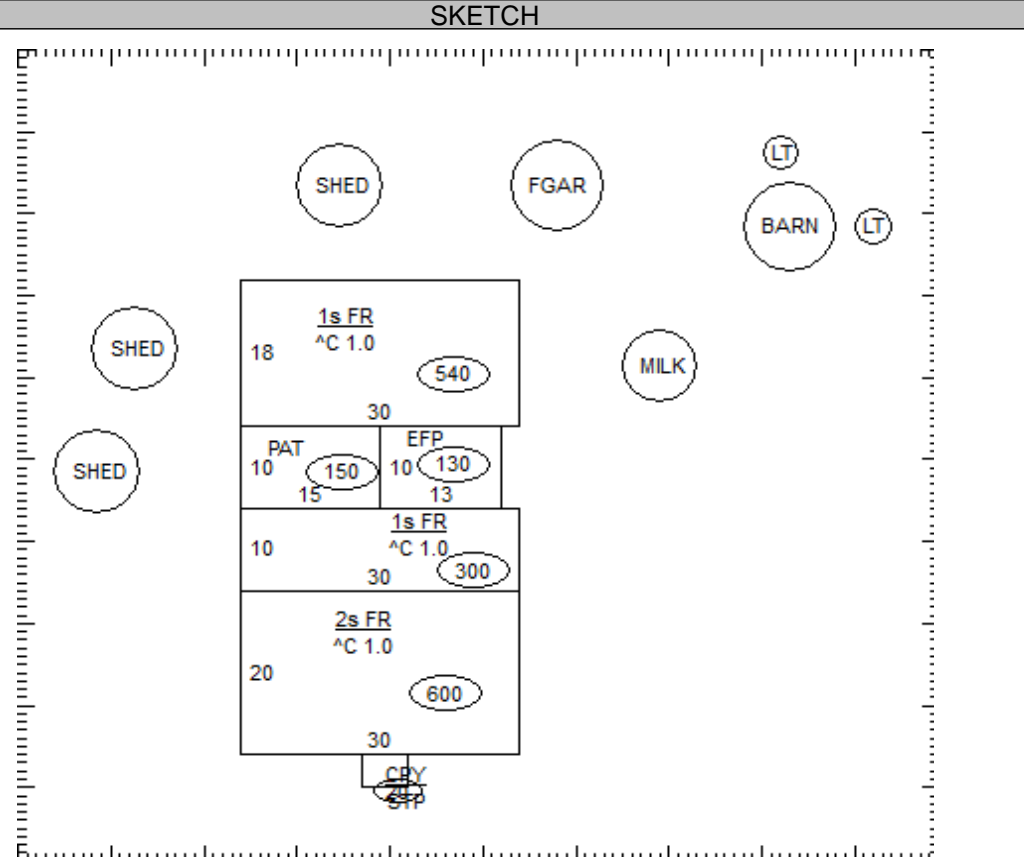
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 50.1500	9,840	1,772			511,530	104,160
0003	A 1.0000	10,550	2,370			10,550	2,370
0070	A 16.7000	10,140	1,955			169,340	32,650
0078	A 13.5000	8,770	800			118,400	10,800
0079	A .8000	8,360	545			6,690	440
0087	A 18.1500	11,380	3,190			206,550	57,900
HS:Home Site:0601	A 1.0000	16,500	16,500			16,500	16,500
RD:Road:0900	A .7500	0	0			0	0
WO:Woods TOTAL	A 4.0000	4,330	660			16,580	2,060
Total Acres: 57.6500					TOTAL	544,790	122,810

3814 SIEGRIST JUTTE RD, COLDWATER
COMMENT
TY2018:Net Gen=\$2,234.10, Other Assessment=\$38.12
DE17 DESKTOP RVW CHG: COR STRY HGT
DE18 RMV DFLT 50% ON BARN/ COMPARABLE TO NHBR
DE19 CORR AC PER MAPPING
(Mod CR:120)

VALUATION SUMMARY

VALUE YEAR	2019	2019	2018	2018	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	RAPP	CAUV	MISC
APPRAISED	LAND	122,810	544,790	120,740	537,390	120,740	537,390	162,830
VALUE	IMPR	78,600	78,600	78,600	78,600	78,200	78,200	73,100
	TOTAL	201,410	623,390	199,340	615,990	198,940	615,590	235,930
ASSESSED	LAND	42,980	190,680	42,260	188,090	42,260	188,090	56,990
VALUE	IMPR	27,510	27,510	27,510	27,510	27,370	27,370	25,590
	TOTAL	70,490	218,190	69,770	215,600	69,630	215,460	82,580
CAUV TAX SAVINGS	2018=5389.32, 2017=5400.66, 2016=3338.76: Total=14128.74							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE								
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1440	FR	113,270								
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	2ND	600	FR	22,660								
<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					135,930								
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 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		4	2										
BEDROOMS		1	2										
FIREPLACES													
HEAT & AC	B	1	2	3	U								
NO HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
GEOTHERMAL	<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												
X FULL BATH													
X HALF BATH													
X FIXTURES													
MULTI-FAMILY #					0								
BSMT FINISH					0 S.F.								
FIREPLACE #					0								
HEATING					1,740 S.F. -4,350								
AIR COND					0 S.F.								
PLUMBING #					0								
GARAGES & CARPORTS					0								
EXTRA FEATURES					4,000								
SUBTOTAL					135,580								
GRADE FACTOR					95 %								
UNADJUSTED VALUE					128,800								
FACTOR					100 %								
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,040	C-		1900		A	128,800	45	70,840		70,800
1 Shed	8	16x24	384	C	7.00	1900		F	2,690	95	130		100
2 Barn	12	36x65	2,340	D	6.40	1900		A	14,980	95	750		800
3 Shed	8	28x28	784	C	6.00	1900		A	4,700	95	240		200
4 Shed	8	40x72	2,880	C	6.45	1981		A	18,580	67	6,130		6,100
5 Gar - Frame	10	12x18	216	D	12.64	1900		A	2,730	95	140		100
6 Lean - To	6	23x80	1,840	C	3.20	1900		A	5,890	95	290		300
7 Lean - To	8	36x15	540	C	3.20	1900		A	1,730	95	90		100
8 Milk House / Par	8	12x16	192	C	12.00	1962		A	2,300	85	350	DFLT60	100
9													
10													
11													
TOTAL												78,600	



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COMMENTS

Dwelling has an Economic Factor of 100%

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2	STAMMEN ALVIN & PAUL B	3814 SIEGRIST JUTTE RD	COLDWATER	OH	45828	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE: 02/14/2018	TIME: 12:00:00 AM	<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 checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	3814 SIEGRIST JUTTE RD, COLDWATER COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0070	A 1.8000		3,990	345			7,180	620
0078	A 1.4000		3,670	230			5,140	320
0087	A .8000		5,330	1,405			4,260	1,120
WS:Waste:0990	A 1.7500		100	50			180	90
Total Acres: 57.6500						TOTAL	544,790	122,810

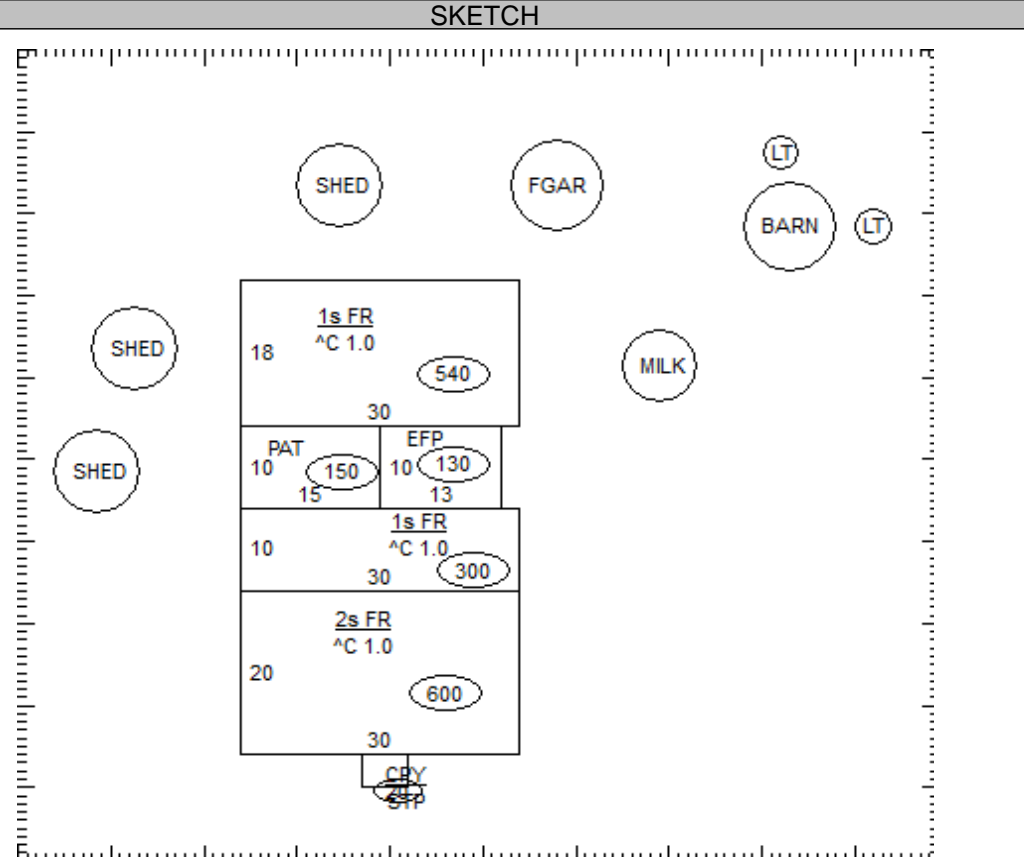
VALUATION SUMMARY

VALUE YEAR	2014	2014	2011	2011			
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP			
APPRAISED	162,830	415,020	74,740	289,600			
VALUE	IMPR	69,700	69,700	60,800			
	TOTAL	232,530	484,720	135,540	350,400		
ASSESSED	LAND	56,990	145,260	26,160	101,360		
VALUE	IMPR	24,400	24,400	21,280	21,280		
	TOTAL	81,390	169,660	47,440	122,640		
CAUV TAX SAVINGS	2018=5389.32, 2017=5400.66, 2016=3338.76: Total=14128.74						

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				

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"/>
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					

MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	0		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													

03-051200.0000

TOTAL 0

COMMENTS