03-056300.0000

BUTLER TWP / COLDWATER SD

11-05-454-011

Property Class: 500

Neighborhood 000385-RS20

Map: 24B
Block:
Card: 41
Bk: Pg:

COOPER FARMS INC
COOPER FARMS INC
PO BOX 339
FORT RECOVERY, OH 45846

LEGAL INFORMATION
PHILOTHEA TOWN LOTS
LOT 19
RTS: 002-07-05
Acres:1.2000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	COOPER FARMS INC	PO BOX 339	FORT RECOVERY	OH	45846	03/18/2019	3,051,000	12:WDC : 161	☐	■
2	HEMMELGARN AND SONS INC	3763 PHILOTHEA RD PO BOX 169	COLDWATER	OH	45828	08/21/2017	115,000	WDC : 554	☐	■
3	GRUSS DARLENE S	3801 PHILOTHEA RD	COLDWATER	OH	45828	06/21/1993	0	: X : 0	☐	☐

X: ☐ TTO LISTER: JK DATE: 01/28/2019 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
3801 PHILOTHEA RD, COLDWATER

COMMENT
DE19 DEMO DWLG
BEAUTY SALON IN HOME
DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
SM:Small Acreage	AC:1.2	6800		8,200 0
Total Acres: 1.2000			TOTAL	8,200 0

VALUATION SUMMARY

VALUE YEAR		2019	2019	2017	2014	2011			
REASON FOR CHANGE		RCLS	REMB	RAPP	RAPP	RAPP			
APPRAISED VALUE	LAND	8,200	8,200	17,900	16,400	16,400			
	IMPR	0	0	91,900	76,400	78,000			
	TOTAL	8,200	8,200	109,800	92,800	94,400			
ASSESSED VALUE	LAND	2,870	2,870	6,270	5,740	5,740			
	IMPR	0	0	32,170	26,740	27,300			
	TOTAL	2,870	2,870	38,440	32,480	33,040			

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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					
BEDROOMS					
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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		%

SKETCH

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													
												TOTAL	0

03-056300.0000

COMMENTS