

05-034800.0000

KLOSTERMAN AUSTIN J
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213 WOODVIEW DR
COLDWATER, OH 45828

LEGAL INFORMATION
ORIGINAL PLAT
REPLAT OF LOT 21
LOT#: 1756

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KLOSTERMAN AUSTIN J	213 WOODVIEW DR	COLDWATER	OH	45828	04/26/2019	104,500	WDC : 262	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LEVERETTE JACQUELINE N	121 S FIRST ST	COLDWATER	OH	45828	06/02/2011	129,000	WDC : 273	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	OBRINGER LARRY BERNARD	121 S FIRST ST	COLDWATER	OH	45828		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

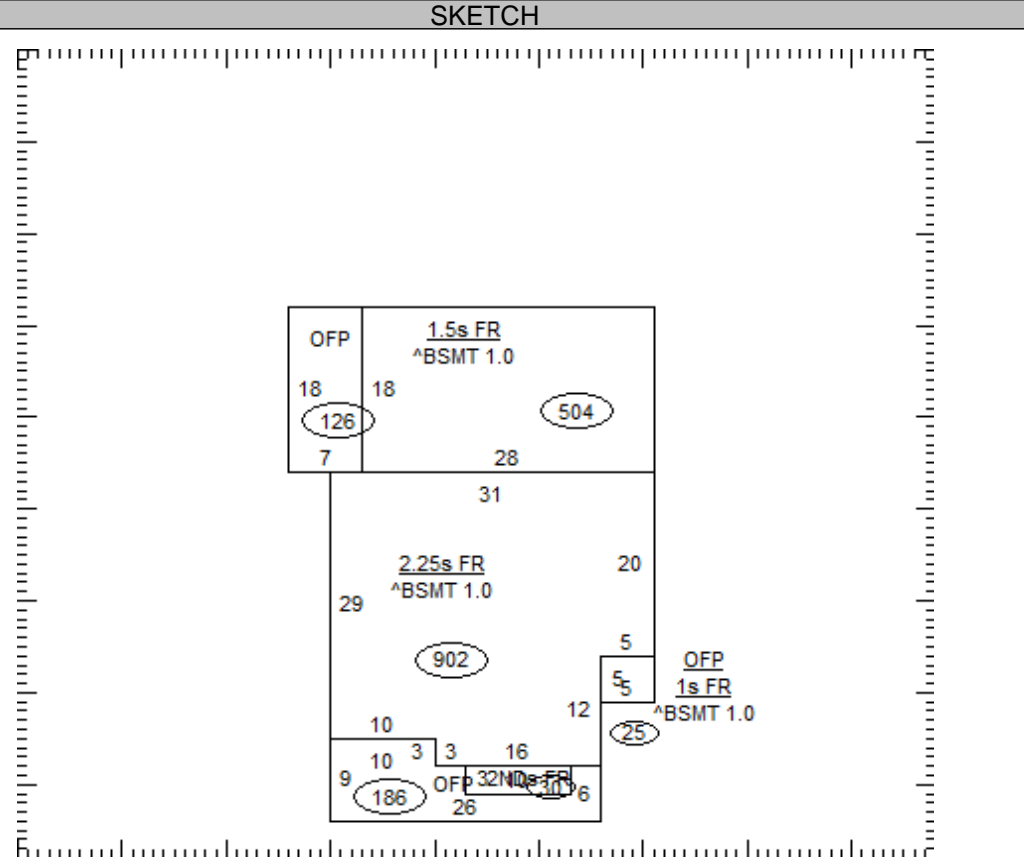
X: TTO LISTER: DATE: 06/20/2012 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" 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	121 S FIRST ST, COLDWATER COMMENT TY2018:Net Gen=\$1,419.12, Other Assessment=\$80.78 DE12 REMOVE HOMESTEAD DE17 FIELDCHK REVW CHG: COR SKETCH TriDwell=85

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F59 D102	ST200	DP82	ADJ164		9,700 0
TOTAL						9,700 0

VALUATION SUMMARY							
VALUE YEAR	2019	2019	2017	2017	2014	2011	
REASON FOR CHANGE	MISC	MISC	RAPP	MISC	RAPP	RAPP	
APPRAISED VALUE	LAND 9,700	9,700	11,100	11,100	11,100	11,100	
VALUE	IMPR 98,300	98,600	98,600	79,800	79,300	96,900	
	TOTAL 108,000	108,300	109,700	90,900	90,400	108,000	
ASSESSED VALUE	LAND 3,400	3,400	3,890	3,890	3,890	3,890	
VALUE	IMPR 34,410	34,510	34,510	27,930	27,760	33,920	
	TOTAL 37,810	37,910	38,400	31,820	31,650	37,810	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1431	FR	112,560
<input checked="" type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.25	226	FR	13,480
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL	.5	252	FR	14,470
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK	2ND	932	FR	35,190
<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 checked="" 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	1431		18,600
SUBTOTAL					194,300
FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		6			5
BEDROOMS		3			2
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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				
X FULL BATH					1
X HALF BATH					
X FIXTURES					
SUBTOTAL					205,000
GRADE FACTOR					95 %
UNADJUSTED VALUE					165,540
FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2.25	SK	2,841	C-		1904		A	165,540	45	91,050		98,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 98,300

COMMENTS
 Dwelling has an Economic Factor of 108%