

1 OF 1		
PROP. CLASS		
5	3	0
NEIGHBORHOOD		
000503-TM50		
M	14D2	
B		
C	12	

05-044810.0000

DEADTREE LLC
DEADTREE LLC
417 W NORTH ST
COLDWATER, OH 45828

LEGAL INFORMATION
ROSENBECKS ADD
E 1/2 LOTS 89 & 90

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DEADTREE LLC	417 W NORTH ST	COLDWATER	OH	45828	01/05/2016	132,000	WDC : 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RMG RENTALS LLC	6191 ST RTE 118	CELINA	OH	45822	11/15/2011	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	GRIESDORN RANDAL L &	6191 ST RT 118	CELINA	OH	45822	05/04/2000	119,000	:A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

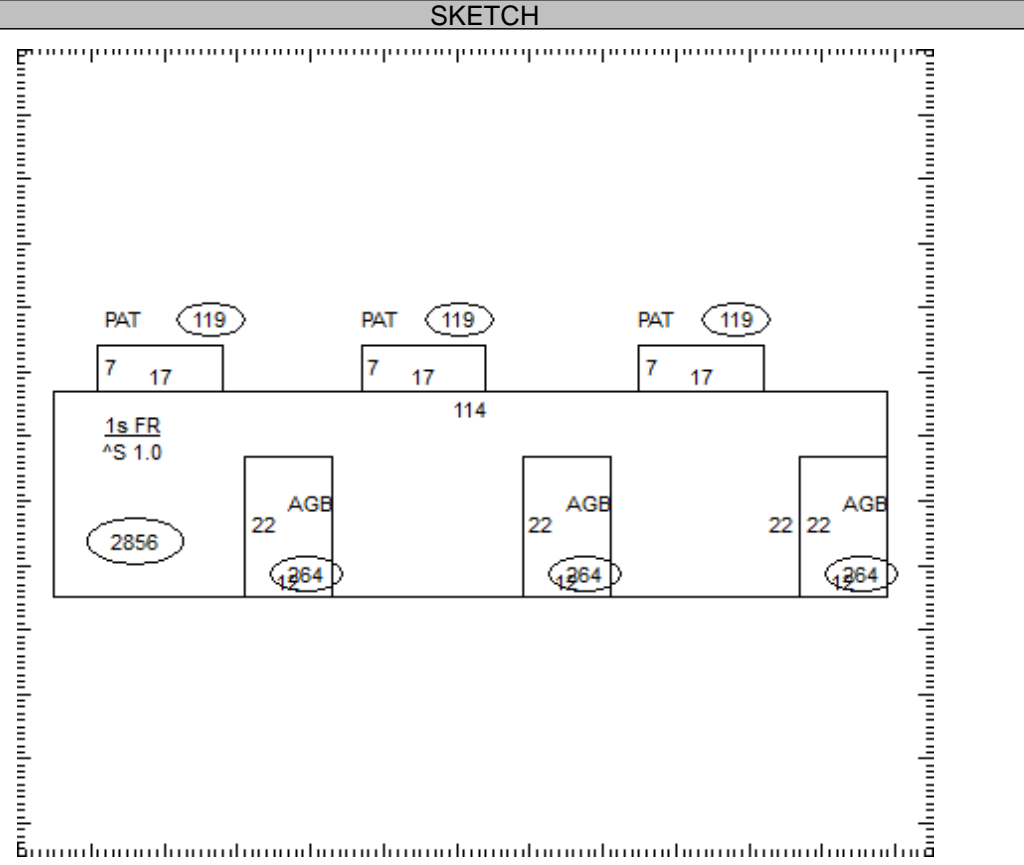
X: TTO LISTER: DATE: 03/14/2012 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input checked="" type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	214 S THIRD ST, COMMENT TY2018:Net Gen=\$2,303.86, Other Assessment=\$0.00 214, 216, 218 S THIRD ST DE11 CLER CORR- CORR SQ FTG TriDwell=85

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F132 D66	ST200	DP67	ADJ134	C:0.05	16,800 0
TOTAL						16,800 0

VALUATION SUMMARY						
VALUE YEAR	2017	2014	2012	2011		
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP		
APPRAISED VALUE	<u>LAND</u>	16,800	16,800	16,800	16,800	
	<u>IMPR</u>	161,300	167,400	167,400	198,400	
	<u>TOTAL</u>	178,100	184,200	184,200	215,200	
ASSESSED VALUE	<u>LAND</u>	5,880	5,880	5,880	5,880	
	<u>IMPR</u>	56,460	58,590	58,590	69,440	
	<u>TOTAL</u>	62,340	64,470	64,470	75,320	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	2856	FR	180,840
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO				
<input checked="" 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 checked="" 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					180,840
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 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 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		12			
BEDROOMS		6			
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH		2			
X HALF BATH					
X FIXTURES					
SUBTOTAL					5,000
BSMT FINISH		0	S.F.		0
FIREPLACE #		0			0
HEATING		0	S.F.		0
AIR COND		2,856	S.F.		4,280
PLUMBING #		6			6,600
GARAGES & CARPORTS					14,700
EXTRA FEATURES					900
SUBTOTAL					212,320
GRADE FACTOR					105 %
UNADJUSTED VALUE					189,500
FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,856	C+		1985		A	189,500	26	140,230		161,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 161,300

COMMENTS
 HAS AUX CARD FOR ABMT AB01 100% ABMT OF TRIPLEX
 Dwelling has an Economic Factor of 115%