

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000501-TM40		
M	14A5	
B		
C	53	

05-154000.0000

WAGNER HOWARD F
WAGNER HOWARD F
611 BITTERSWEET DR
COLDWATER, OH 45828

LEGAL INFORMATION
RESTFUL ACRES NINTH

LOT#: 1132

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WAGNER HOWARD F	611 BITTERSWEET DR	COLDWATER	OH	45828	09/06/2018	121,500	WDC : 686	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	UNRAST ERICA R	611 BITTERSWEET DR	COLDWATER	OH	45828	07/08/2009	95,000	WDC : A : 377	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	OBRINGER DAVID	611 BITTERSWEET DR	COLDWATER	OH	45828	04/06/1999	60,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 02/24/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	611 BITTERSWEET DR, COLDWATER			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$1,259.90, Other Assessment=\$0.00			
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	DE16 DESKTOP RVW CHG: ADD PAT			
<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
F:Front	F70 D120	ST170	DP89	ADJ151		10,600 0
TOTAL						10,600 0

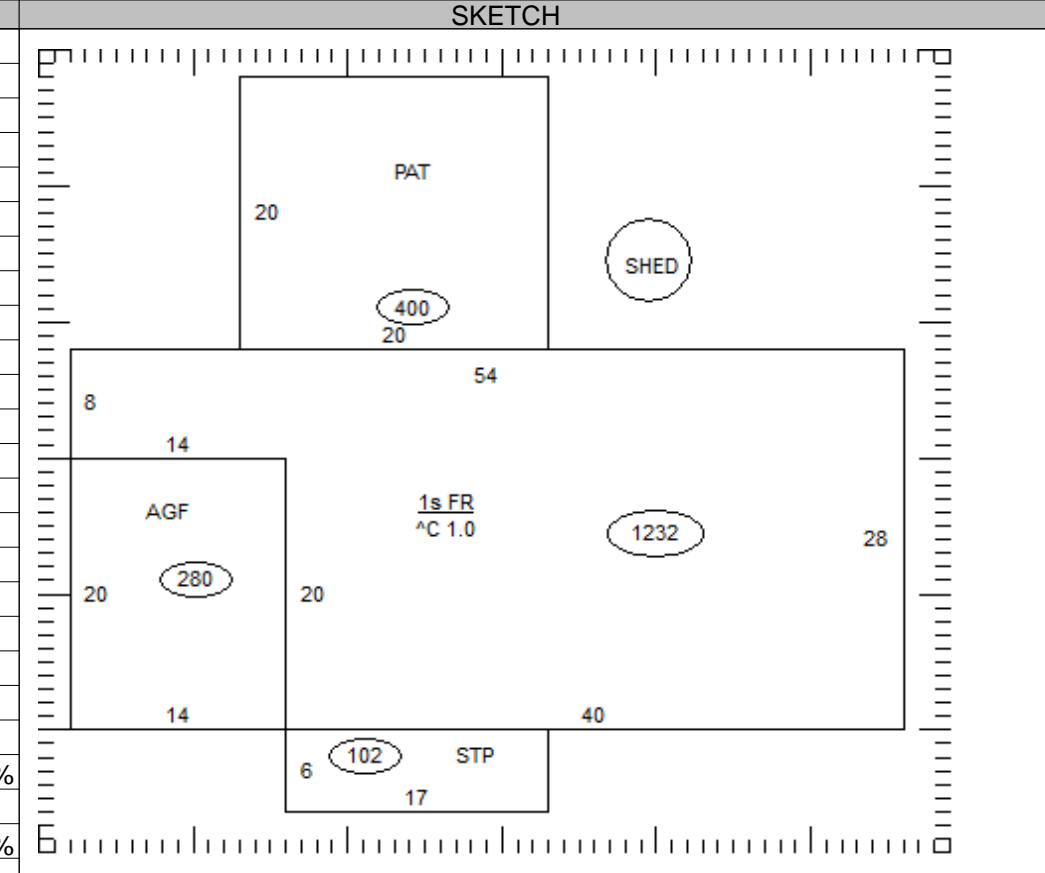
VALUATION SUMMARY								
VALUE YEAR	2017	2016	2014	2011				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 10,600	10,500	10,500	9,900				
	<u>IMPR</u> 89,400	81,000	79,600	75,100				
	<u>TOTAL</u> 100,000	91,500	90,100	85,000				
ASSESSED VALUE	<u>LAND</u> 3,710	3,680	3,680	3,470				
	<u>IMPR</u> 31,290	28,350	27,860	26,290				
	<u>TOTAL</u> 35,000	32,030	31,540	29,760				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY <input type="checkbox"/> DUPLEX <input type="checkbox"/> TRIPLEX <input type="checkbox"/> CONVR <input type="checkbox"/> MOBILE HM <input type="checkbox"/> BI/L TRI/L <input type="checkbox"/> MOD/MAN	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE	1	1232	FR	103,510

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input checked="" type="checkbox"/> GABLE <input type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS		5				
BEDROOMS		3				
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 checked="" 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 checked="" type="checkbox"/>				
X FULL BATH						
X HALF BATH						
X FIXTURES						

SUBTOTAL			103,510
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			4,600
EXTRA FEATURES			1,800
SUBTOTAL			109,910
GRADE FACTOR			100 %
UNADJUSTED VALUE			109,910
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,232	C		1978		A	109,910	28	79,140		89,400
1 Shed		8x10	80	C		1980		A		67			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-154000.0000	TOTAL	89,400
----------------	--------------	--------

COMMENTS

MSNRY TRIM
Dwelling has an Economic Factor of 113%