05-157200.0000

HARTING HOLDINGS REVOCABLE TRUST

HARTING HOLDINGS REVOCABLE TRUST
616 RAY DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-377-014

LEGAL INFORMATION

SELHORST 14TH ADD

LOT#: 1164

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000508-TS50	
M	14B5
B	
C	22

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HARTING HOLDINGS	616 RAY DR	COLDWATER	OH	45828	09/14/2018	225,000	WDC : 699	☐	■
2	WEIGEL MICHAEL P &	304 BRIARWOOD DR	COLDWATER	OH	45828	06/18/1990	103,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/14/2005 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

304 BRIARWOOD DR, COLDWATER

COMMENT

TY2018:Net Gen=$2,362.44, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D115	ST260 DP87 ADJ226		18,500 0
			TOTAL	18,500 0

VALUATION SUMMARY

VALUE YEAR		2017	2014	2013	2011				
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP				
APPRAISED VALUE	LAND	18,500	20,500	18,500	18,500				
	IMPR	169,000	162,200	146,200	146,300				
	TOTAL	187,500	182,700	164,700	164,800				
ASSESSED VALUE	LAND	6,480	7,180	6,480	6,480				
	IMPR	59,150	56,770	51,170	51,210				
	TOTAL	65,630	63,950	57,650	57,690				

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	■ BRICK
☐ MOD/MAN	☐ 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	4	1	6		
BEDROOMS			3		
FIREPLACES			1		

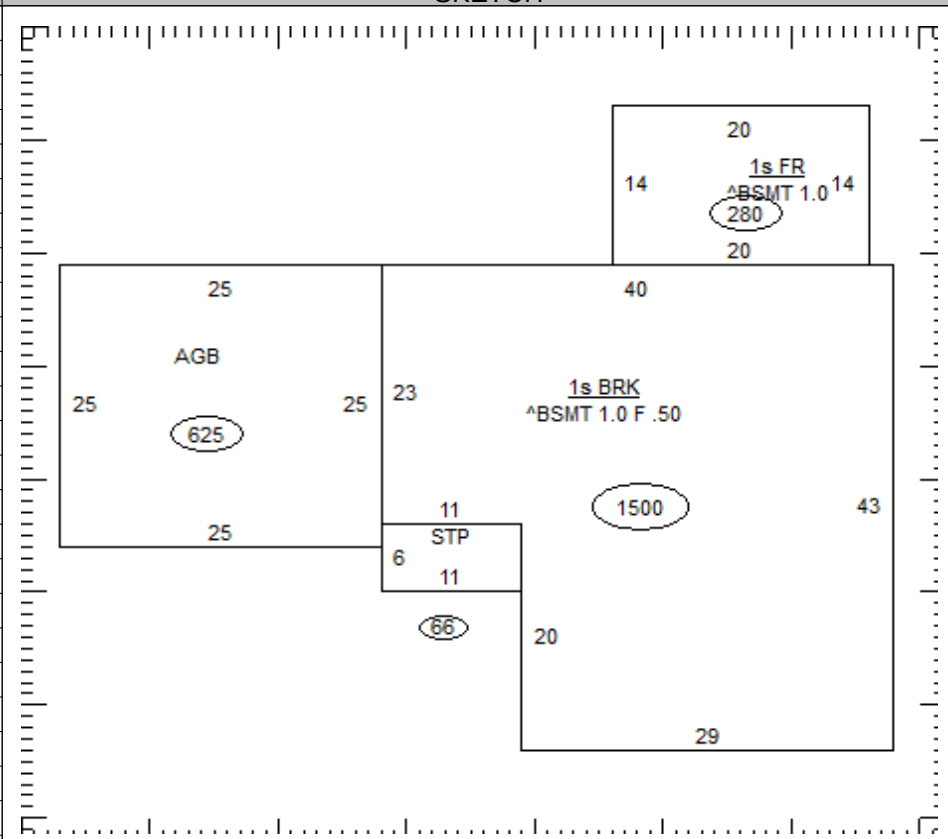
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	■	☐	■	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	■	■	■	☐	☐

PLUMBING			BASE ■		
X FULL BATH			1		
X HALF BATH	1				
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	280	FR	20,460
1	1500	BRK	117,300
BSMT	1780		23,140

SUBTOTAL		160,900
MULTI-FAMILY #	0	0
BSMT FINISH	750 S.F.	9,750
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	2,530 S.F.	3,800
PLUMBING #	5	5,500
GARAGES & CARPORTS		11,600
EXTRA FEATURES		500
SUBTOTAL		196,050
GRADE FACTOR		105 %
UNADJUSTED VALUE		205,850
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,780	C+		1978		A	205,850	28	148,210		169,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		169,000

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COMMENTS

Dwelling has an Economic Factor of 114%