

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000510-TS60		
M	14b2	
B		
C	43	

05-171700.0000

SIMCOE MICHAEL & RENEE

SIMCOE MICHAEL & RENEE
1004 EMERALD AVE
COLDWATER, OH 45828

LEGAL INFORMATION
WESTVIEW SECOND ADD

LOT#: 1309

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 SIMCOE MICHAEL & RENEE	1004 EMERALD AVE	COLDWATER	OH	45828	02/02/2018	292,000	WDC : 71	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 DELZEITH BRIAN J &	1004 EMERALD AVE	COLDWATER	OH	45828	05/06/2013	224,000	WDC : 274	<input type="checkbox"/>	<input type="checkbox"/>
3 MCKIBBEN CORY W & GINA M	1004 EMERALD AVE	COLDWATER	OH	45828	11/15/2002	160,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: NS DATE: 12/28/2004 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1004 EMERALD AVE, 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=\$2,397.72, 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			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input checked="" 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	F100 D140	ST280	DP96	ADJ269		26,900		0
					TOTAL	26,900		0

VALUATION SUMMARY

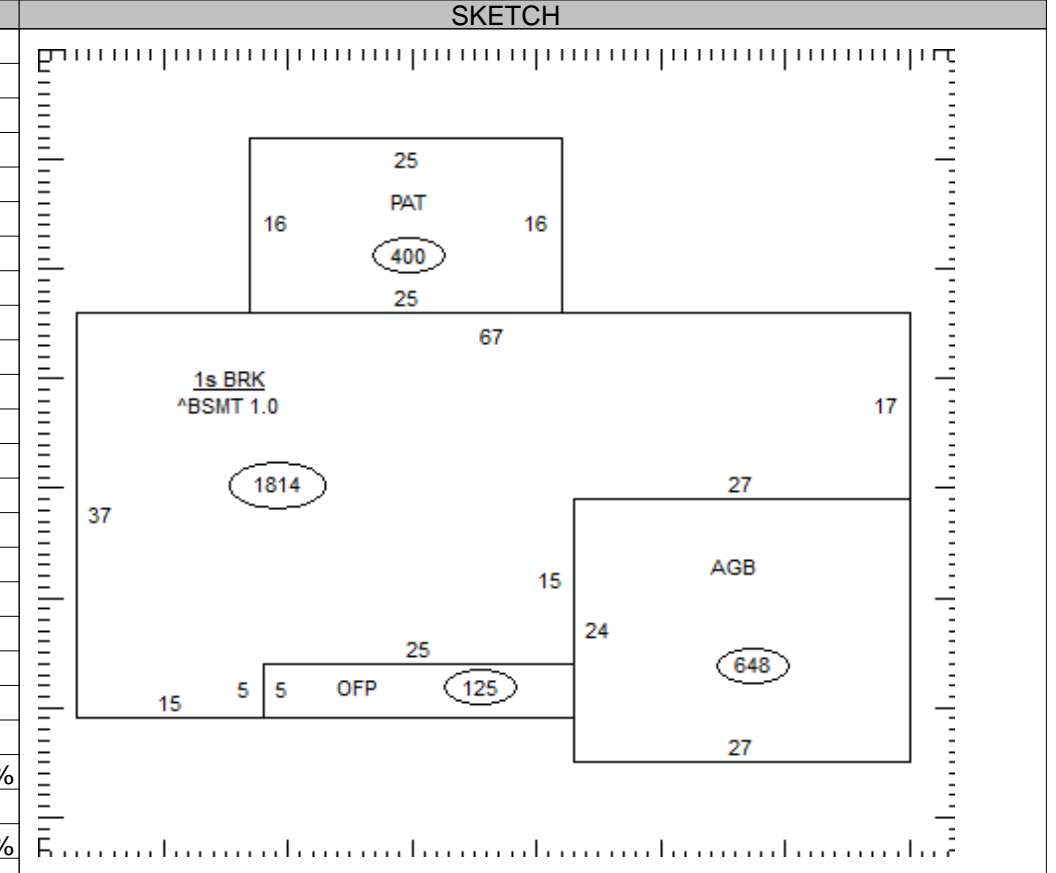
VALUE YEAR	2017	2014	2011
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	26,900	26,900	26,900
<u>LAND</u>	26,900	26,900	26,900
<u>IMPR</u>	163,400	143,000	143,000
<u>TOTAL</u>	190,300	169,900	169,900
ASSESSED VALUE	9,420	9,420	9,420
<u>LAND</u>	9,420	9,420	9,420
<u>IMPR</u>	57,190	50,050	50,050
<u>TOTAL</u>	66,610	59,470	59,470

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	1814	BRK	139,080
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO				
<input 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	FLOOR	AREA	CONST	VALUE
<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				
		BSMT	1814		23,580
SUBTOTAL					162,660

FLOORS	B	1	2	3	U	DESCRIPTION	VALUE				
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.				
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0				
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.				
						AIR COND	1,814 S.F.				
						PLUMBING #	4				
						GARAGES & CARPORTS	12,100				
						EXTRA FEATURES	2,900				
INT. FINISH					B	1	2	3	U	SUBTOTAL	184,780
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE FACTOR	105 %				
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE	194,020				
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR	100 %				

ACCOMMODATIONS	# OF ROOMS	1	4				
	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING			BASE	<input checked="" type="checkbox"/>			
X FULL BATH		1					
X HALF BATH							
X FIXTURES		1					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,814	C+		1992		A	194,020	22	151,340		163,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-171700.0000 TOTAL 163,400

COMMENTS

Dwelling has an Economic Factor of 108%