



BUTLER TWP  
 COLDWATER SD  
 11-05-454-002

**LEGAL INFORMATION**

PHILOTHEA TOWN LOTS NEIGH-GROUP: INDS01-INDS  
 Acres:0.5200 M 24B  
B  
C 30

RTS: 002-07-05 LOT#:13,14,15  
**COOPER FARMS INC**  
 COOPER FARMS INC  
 PO BOX 339  
 FORT RECOVERY, OH 45846

COMMENT  
 TY2018:Net Gen=\$152.76, Other Assessment=\$0.00  
 BLDG PRICED ON 03-055600.0000

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DL	
03/18/2019	3,051,000	12:WDC : 161	310	<input checked="" type="checkbox"/>	Pricer:		04/07/17
	0	: 0	400	<input type="checkbox"/>	Reviewer:		
				<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY			
VALUE YEAR	2017	2014	2011
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED <u>LAND</u>	7,800	7,800	7,800
MARKET VALUE <u>IMPR</u>	0	0	0
	7,800	7,800	7,800
ASSESSED <u>LAND</u>	2,730	2,730	2,730
VALUE <u>IMPR</u>	0	0	0
	2,730	2,730	2,730

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
IL:ICE Land	A:0.52		15,000				7,800	0
Totals:	Total Acres .5200						7,800	0

