

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000501-TM40		
M	14A6	
B		
C	72	

05-120800.0000

RAMMEL AARON C & HESS TAYLOR N

RAMMEL AARON C & HESS TAYLOR N
203 N SEVENTH ST
COLDWATER, OH 45828

LEGAL INFORMATION
RESTFUL ACRES 1ST ADD

LOT#: 818

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RAMMEL AARON C & HESS	203 N SEVENTH ST	COLDWATER	OH	45828	04/26/2017	173,900	WDC : 250	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LIST JOSHUA D & SCHUMANN	203 N SEVENTH ST	COLDWATER	OH	45828	07/24/2014	163,500	WDC : 458	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	FRAZIER TONYA & NANCYA	203 N SEVENTH ST	COLDWATER	OH	45828	08/21/1995	70,000	:A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: DA DATE: 03/11/2005 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 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"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	203 N SEVENTH ST, COLDWATER COMMENT TY2018:Net Gen=\$1,742.48, Other Assessment=\$0.00 DE15 ADD FN BSMNT, FULL BATH PER DATA MAILER DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F84 D115	ST170	DP87	ADJ148		12,400 0
					TOTAL	12,400 0

VALUATION SUMMARY					
VALUE YEAR	2017	2015	2014	2011	
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	
APPRAISED VALUE	12,400	12,400	12,400	11,700	
	IMPR	122,300	122,600	117,000	110,400
	TOTAL	134,700	135,000	129,400	122,100
ASSESSED VALUE	4,340	4,340	4,340	4,100	
	IMPR	42,810	42,910	40,950	38,640
	TOTAL	47,150	47,250	45,290	42,740

OCCUPANCY	EXTERIOR
<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 type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> STONE

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 type="checkbox"/> GABLE <input checked="" type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

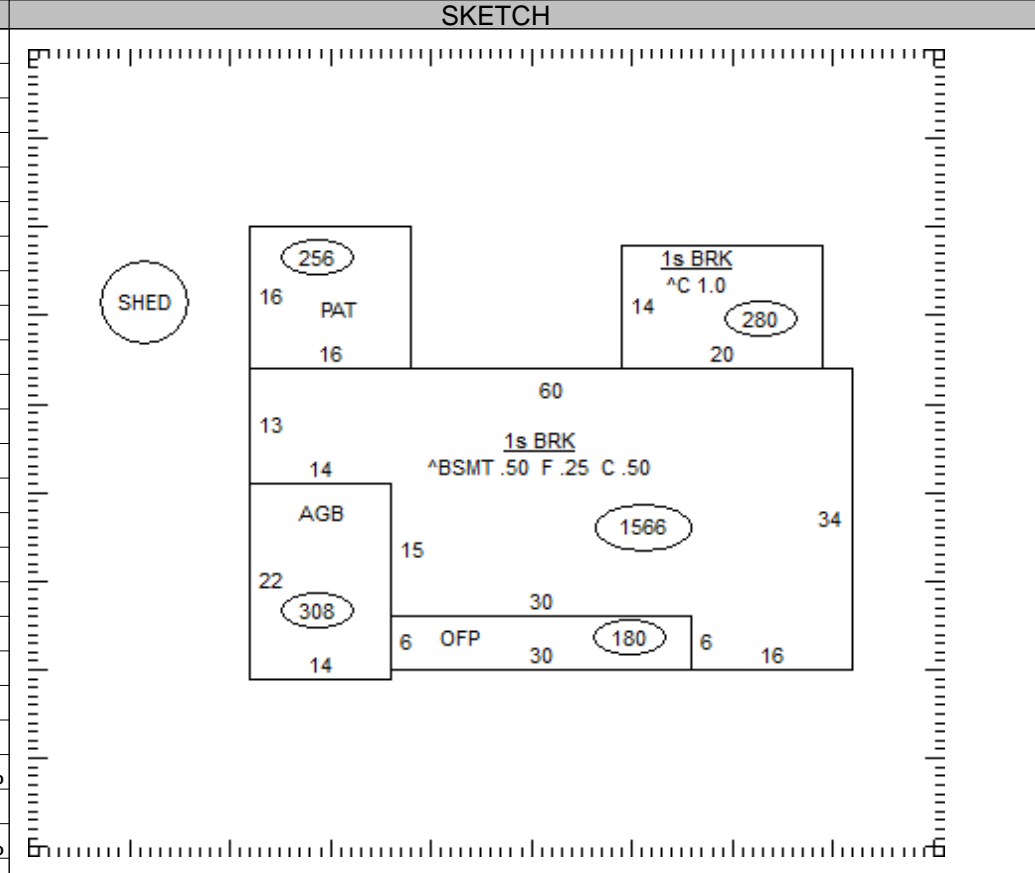
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS	2	6			
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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

FLOOR	AREA	CONST	VALUE
1	1846	BRK	141,530
BSMT	783		10,180
SUBTOTAL			151,710
MULTI-FAMILY #	0		0
BSMT FINISH	196 S.F.		2,550
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,042 S.F.		3,060
PLUMBING #	5		5,500
GARAGES & CARPORTS			5,700
EXTRA FEATURES			3,300
SUBTOTAL			171,820
GRADE FACTOR			105 %
UNADJUSTED VALUE			180,410
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,846	C+		1964		A	180,410	40	108,250		122,300
1 Shed	PP	8x10	80	C		1990		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-120800.0000 TOTAL 122,300

COMMENTS

Dwelling has an Economic Factor of 113%