05-150400.0000

TIMMERMAN ADAM D & LAURYN E

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614 EDEN AVE
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-329-019

LEGAL INFORMATION
RESTFUL ACRES EIGHTH
ADDITION
LOT#: 1097

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000501-TM40	
M	14A5
B	
C	41

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TIMMERMAN ADAM D &	614 EDEN AVE	COLDWATER	OH	45828	09/28/2018	118,000	WDC : 750	☐	■
2	SUTTER MICHAEL J &	614 EDEN AVE	COLDWATER	OH	45828		0	: 0	☐	☐
3							0	0	☐	☐

X:	☐ TTO	LISTER: BTC	DATE: 03/14/2012	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
614 EDEN AVE, COLDWATER

COMMENT
TY2018:Net Gen=$1,261.32, Other Assessment=$0.00

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	2014	2012	2011				
REASON FOR CHANGE		RAPP	RAPP	BOR	RAPP				
APPRAISED VALUE	LAND	10,600	10,500	9,900	9,900				
	IMPR	89,500	75,100	70,900	78,700				
	TOTAL	100,100	85,600	80,800	88,600				
ASSESSED VALUE	LAND	3,710	3,680	3,470	3,470				
	IMPR	31,330	26,290	24,820	27,550				
	TOTAL	35,040	29,970	28,290	31,020				

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		6			
BEDROOMS		3			
FIREPLACES					

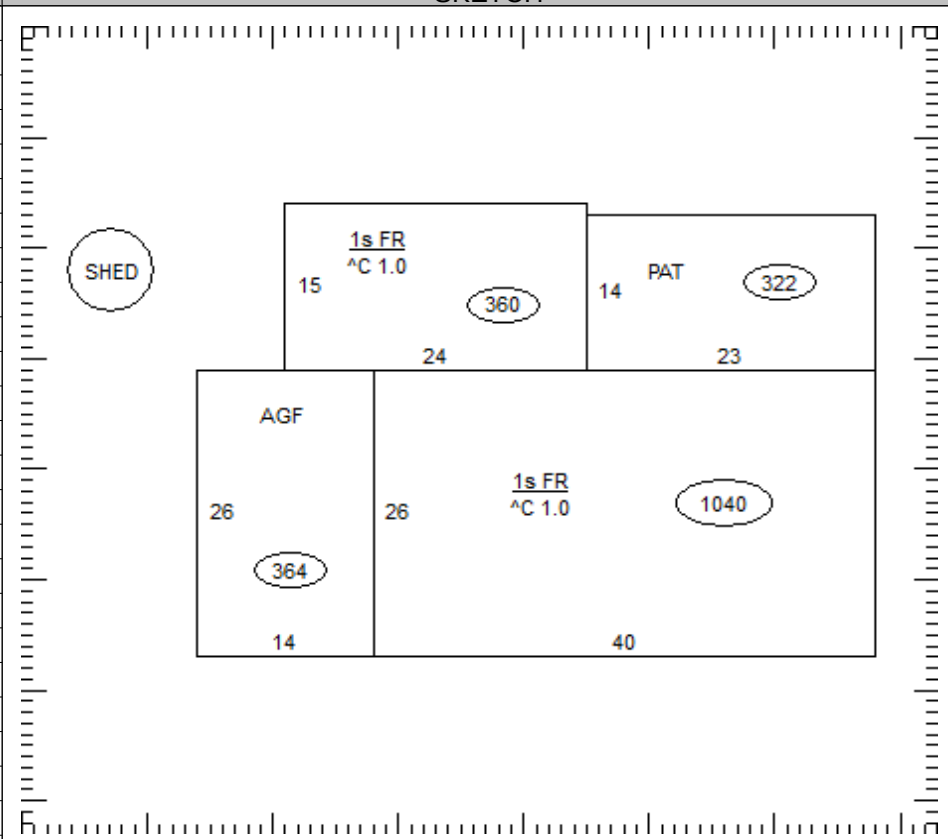
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1400	FR	110,120

SUBTOTAL			110,120
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,400	S.F.	2,100
PLUMBING #	0		0
GARAGES & CARPORTS			6,000
EXTRA FEATURES			900
SUBTOTAL			119,120
GRADE FACTOR			95 %
UNADJUSTED VALUE			113,160
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,400	C-		1976		A	113,160	30	79,210		89,500
1 Shed		6x8	48	C		1980		A		67			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		89,500

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COMMENTS

Dwelling has an Economic Factor of 113%