05-150800.0000

ADAMS CORY A & WENDEL BRITANY M

ADAMS CORY A & WENDEL BRITANY M
606 EDEN AVE
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-329-015

LEGAL INFORMATION
RESTFUL ACRES EIGHTH ADDITION
LOT#: 1101

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000501-TM40	
M	14A5
B	
C	37

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ADAMS CORY A & WENDEL	606 EDEN AVE	COLDWATER	OH	45828	03/28/2016	97,100	WDC : 183	☐	■
2	POST DANIEL J & KRISTI M	606 EDEN AVE	COLDWATER	OH	45828	04/10/2006	69,000	WDC : A : 275	☐	☐
3	FORTMAN ANDREW J	606 EDEN AVE	COLDWATER	OH	45828	11/02/1994	61,000	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 02/24/2005 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
606 EDEN AVE, COLDWATER

COMMENT
TY2018:Net Gen=$1,204.40, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: COR PATIO AND DWLG MSMNTS
DE17 RMV OWN OCC/DIDN'T RET APP

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	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	10,600	10,500	10,500	9,900				
	IMPR	82,500	72,700	82,600	77,900				
	TOTAL	93,100	83,200	93,100	87,800				
ASSESSED VALUE	LAND	3,710	3,680	3,680	3,470				
	IMPR	28,880	25,450	28,910	27,270				
	TOTAL	32,590	29,130	32,590	30,740				

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		5			
BEDROOMS		3			
FIREPLACES					

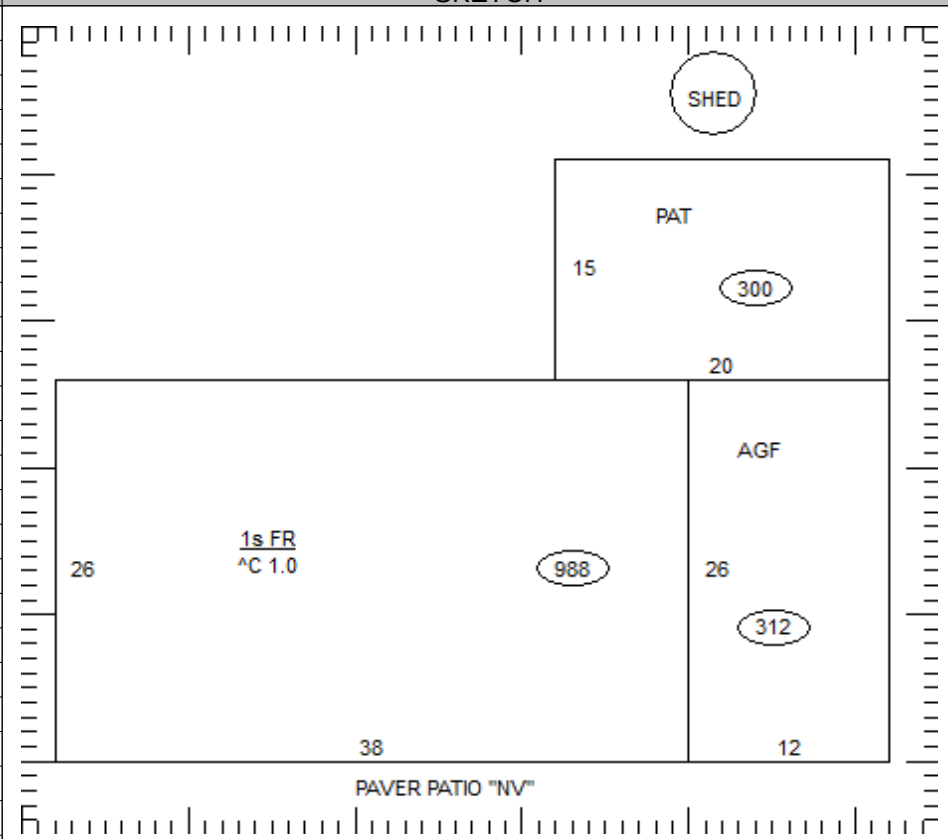
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	988	FR	95,480

SUBTOTAL		95,480
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		5,100
EXTRA FEATURES		800
SUBTOTAL		101,380
GRADE FACTOR		100 %
UNADJUSTED VALUE		101,380
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	988	C		1977		A	101,380	28	72,990		82,500
1 Shed		8x8	64	C		1980		A		67			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-150800.0000

TOTAL 82,500

COMMENTS

MSNRY TRIM
Dwelling has an Economic Factor of 113%