



05-162900.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-306-005

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000509-TS70		
M	14B7	
B		
C	02	

GERLACH RYAN & SARA
GERLACH RYAN & SARA
905 W BUTLER ST
COLDWATER, OH 45828

LEGAL INFORMATION
OAKWOOD FIRST ADD

LOT#: 1221

QUALIFIED CREDITS:
HOMESTEAD

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GERLACH RYAN & SARA	905 W BUTLER ST	COLDWATER	OH	45828	01/28/2019	320,000	2:WDC : 49	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 TURNER JERRY L & ELAINE M	905 W BUTLER ST	COLDWATER	OH	45828		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: CG	DATE: 08/27/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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	905 W BUTLER ST, 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 checked="" type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$3,650.04, 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	TTO	
<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	F170 D111	ST375	DP85	ADJ319	C:0.13	47,200 0
					TOTAL	47,200 0

VALUATION SUMMARY						
VALUE YEAR	2017	2016	2014	2013	2011	
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC	RAPP	
APPRaised	<u>LAND</u>	47,200	41,600	41,600	41,600	
VALUE	<u>IMPR</u>	267,500	233,800	229,500	229,500	
	<u>TOTAL</u>	314,700	275,400	271,100	271,100	
ASSESSED	<u>LAND</u>	16,520	14,560	14,560	14,560	
VALUE	<u>IMPR</u>	93,630	81,830	80,330	80,360	
	<u>TOTAL</u>	110,150	96,390	94,890	94,920	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	2216	BRK	159,600
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	2ND	644	FR	20,810
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL	+	0	BRK	5,290
<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				

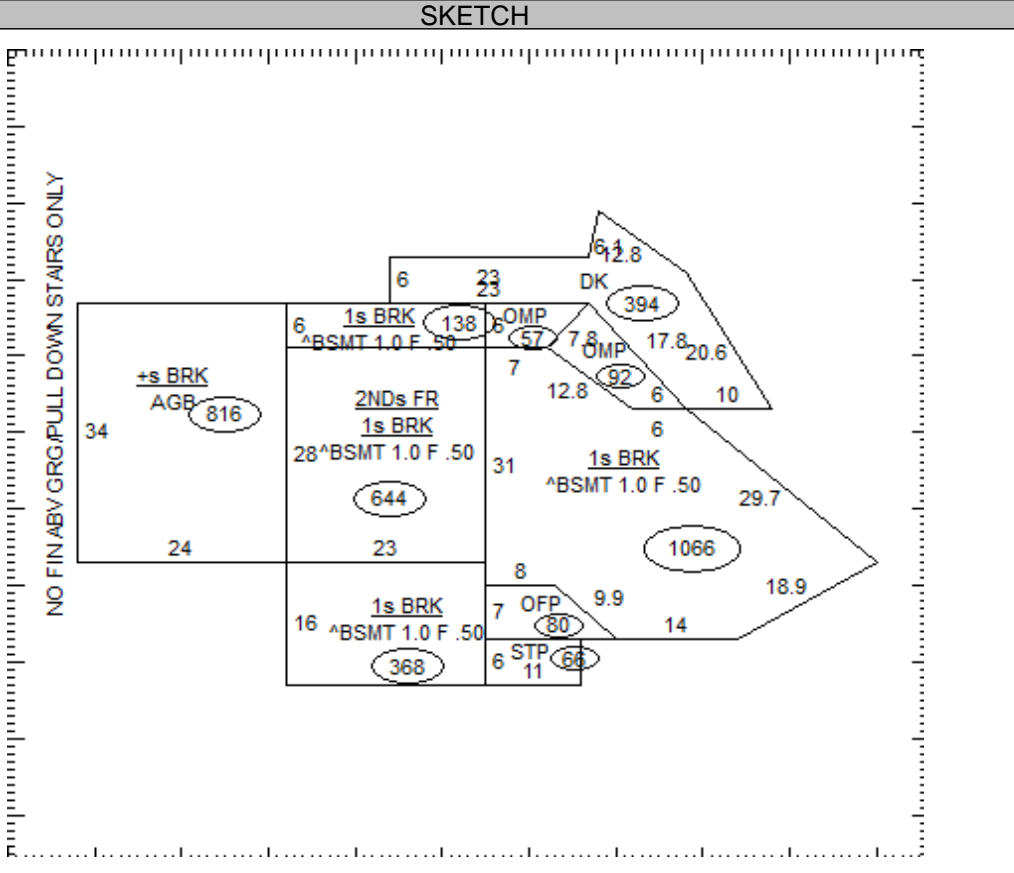
ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

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

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

ACCOMMODATIONS					
# OF ROOMS	3	8	3		
BEDROOMS		1	2		
FIREPLACES		2			
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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>
GEOHERMAL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>			
X FULL BATH	1		1		
X HALF BATH		1			
X FIXTURES					

	BSMT	2216		28,810
SUBTOTAL				
MULTI-FAMILY # 0				
BSMT FINISH 1,108 S.F. 14,400				
FIREPLACE # 2 8,000				
HEATING 0 S.F. 0				
AIR COND 3,968 S.F. 5,950				
PLUMBING # 8 8,800				
GARAGES & CARPORTS 15,200				
EXTRA FEATURES 7,000				
SUBTOTAL 273,860				
GRADE FACTOR 120 %				
UNADJUSTED VALUE 328,630				
FACTOR 100 %				



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,860	B		1981		A	328,630	26	243,190		267,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 267,500

COMMENTS
 Dwelling has an Economic Factor of 110%