



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

05-246000.0000

**KAUP JAMES & SUSAN**  
KAUP JAMES & SUSAN

412 E SYCAMORE ST  
COLDWATER, OH 45828

Created in 2011 From 03-021200.0100 due to Annexation

**LEGAL INFORMATION**  
SCHWIETERMAN ADDITION

LOT#: 1669

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUP JAMES & SUSAN	412 E SYCAMORE ST	COLDWATER	OH	45828	05/25/2017	60,000	WDC : 340	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHWIETERMAN RANDY ETAL	1111 RUBY LN	COLDWATER	OH	45828	11/02/2011	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 01/28/2019 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	804 HOOVER LN, COLDWATER <b>COMMENT</b> TY2018:Net Gen=\$518.86, Other Assessment=\$0.00 DE19 NOH; ADD DWLG. COMPL PER CALLBACK DE18 NO NEW DLWG DE17 NO CHG

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F160 D120	ST375	DP89	ADJ334		53,400 0
TOTAL						53,400 0

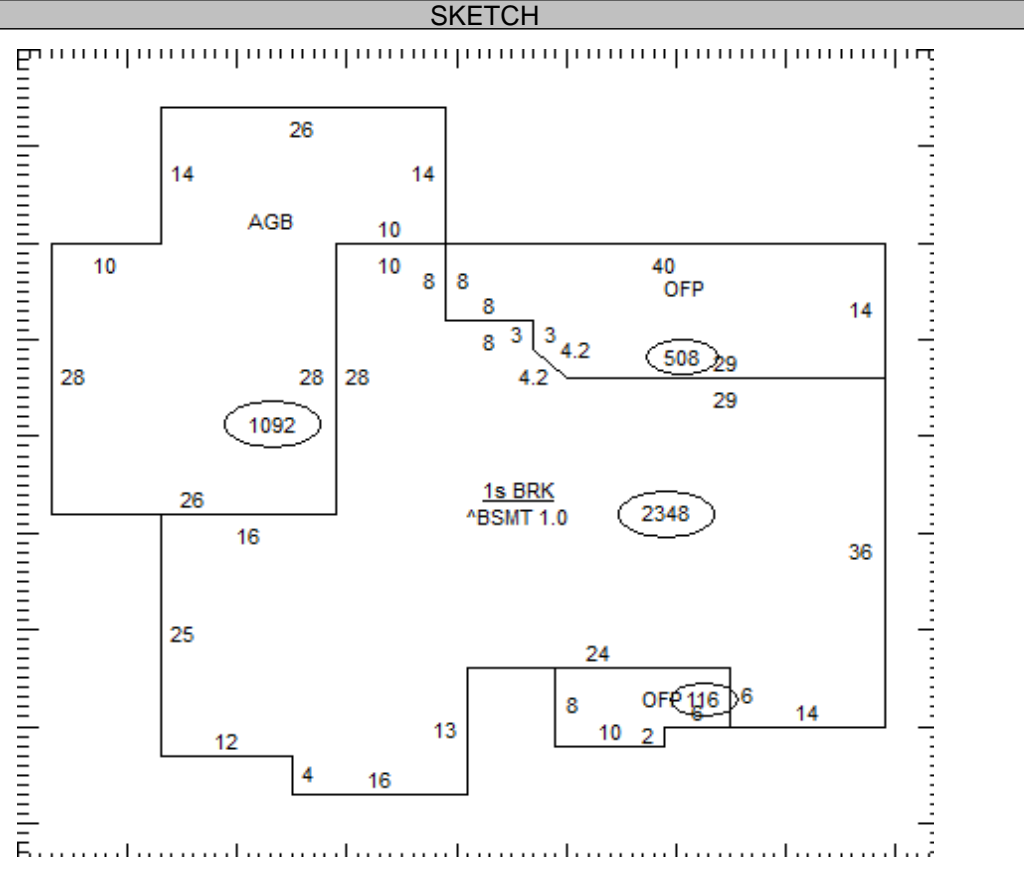
**VALUATION SUMMARY**

VALUE YEAR	2019	2019	2017	2016	2014	2014	2012	2012
REASON FOR CHANGE	RCLS	NC	RAPP	MISC	RAPP	MISC	ANEX	MISC
APPRAISED	53,400	53,400	40,100	35,300	24,700	24,700	31,000	0
VALUE	IMPR	313,600	313,600	0	0	0	0	0
	TOTAL	367,000	367,000	40,100	35,300	24,700	31,000	0
ASSESSED	LAND	18,690	18,690	14,040	12,360	8,650	10,850	0
VALUE	IMPR	109,760	109,760	0	0	0	0	0
	TOTAL	128,450	128,450	14,040	12,360	8,650	10,850	0

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<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 checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> STONE	1	2348	BRK	167,040

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

BSMT	2348		30,520
<b>SUBTOTAL</b>			197,560
<b>FLOORS</b>		B 1 2 3 U	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>INT. FINISH</b>		B 1 2 3 U	
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACCOMMODATIONS</b>			
# OF ROOMS		4	
BEDROOMS		2	
FIREPLACES		1	
<b>HEAT &amp; AC</b>		B 1 2 3 U	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>PLUMBING</b>		BASE	<input checked="" type="checkbox"/>
X FULL BATH		1	
X HALF BATH		1	
X FIXTURES			
<b>SUBTOTAL</b>			239,980
<b>GRADE FACTOR</b>			120 %
<b>UNADJUSTED VALUE</b>			287,980
<b>FACTOR</b>			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,348	B		2018		G	287,980	1	285,100		313,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-246000.0000	<b>TOTAL</b>	313,600
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**COMMENTS**

Dwelling has an Economic Factor of 110%