03-066100.0200

BUTLER TWP / COLDWATER SD

11-10-100-005

Property Class: 510

Neighborhood 009035-R150

Map:
Block:
Card:

Bk: Pg:

SEITZ STEVEN D & TERESA K

SEITZ STEVEN D & TERESA K
4616 PHILOTHEA RD
SAINT HENRY, OH 45883
Created in 2018 From 03-066100.0000 due to Split

LEGAL INFORMATION

NE NW NW

RTS: 002-07-10
Acres:2.1580

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SEITZ STEVEN D & TERESA K	4616 PHILOTHEA RD	SAINT HENRY	OH	45883	04/12/2018	20,000	WDC : 224	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: HK DATE: 03/19/2020 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE MINOR SUB

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

4616 PHILOTHEA RD,

COMMENT

TY2019:Net Gen=$5,161.06, Other Assessment=$0.00
DE20 ADD DET PGAR
DE19 NEW DWLG; NOH
TriDwell=107 TriOB=107 TriLand=107
(Mod ST:)111

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		17,700 0
SM:Small Acreage	AC:1.158	6800		8,400 0
Total Acres: 2.1580			TOTAL	26,100 0

VALUATION SUMMARY

VALUE YEAR		2020	2020	2019	2019	2019	2019	2019	2019
REASON FOR CHANGE		RAPP	NC	RCLS	NC	MISC	RCLS	CAUV	RAPP
APPRAISED VALUE	LAND	26,100	24,400	24,400	24,400	14,200	14,180	2,110	17,010
	IMPR	423,800	395,100	379,900	379,900	0	0	0	0
	TOTAL	449,900	419,500	404,300	404,300	14,200	14,180	2,110	17,010
ASSESSED VALUE	LAND	9,140	8,540	8,540	8,540	4,970	4,960	740	5,950
	IMPR	148,330	138,290	132,970	132,970	0	0	0	0
	TOTAL	157,470	146,830	141,510	141,510	4,970	4,960	740	5,950

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ 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	■	☐	☐	☐	☐

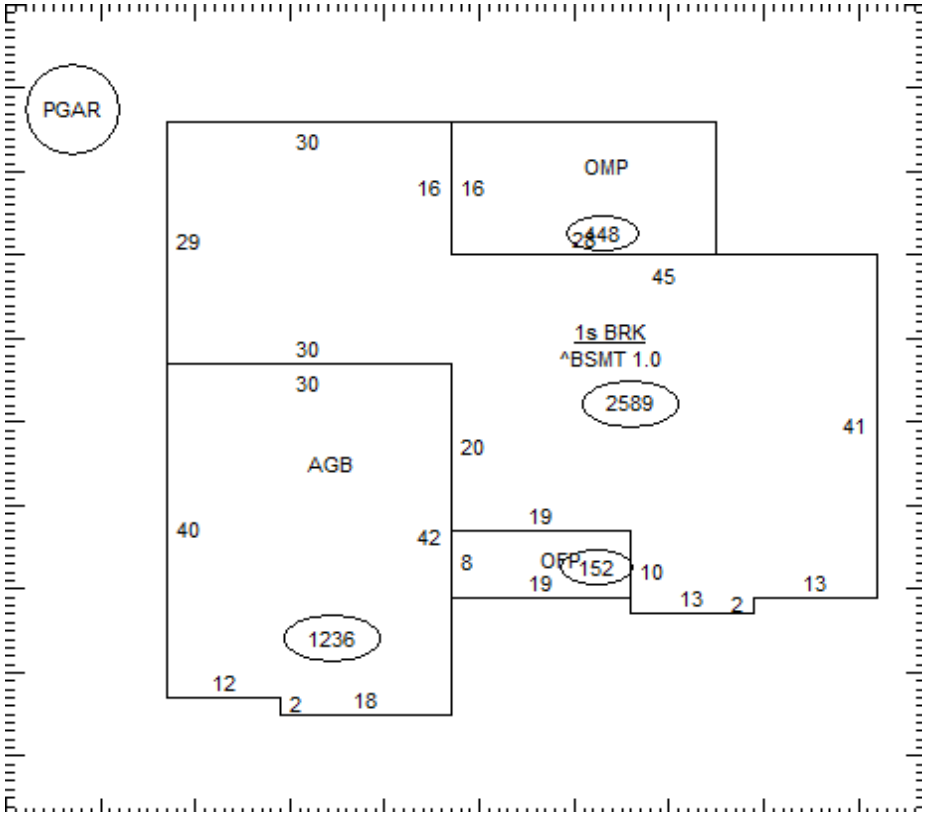
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES		1			

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		1			
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2589	BRK	180,170
BSMT	2589		33,660
SUBTOTAL			213,830
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	2,589 S.F.		3,880
PLUMBING #	5		5,500
GARAGES & CARPORTS			23,000
EXTRA FEATURES			9,800
SUBTOTAL			0
GRADE FACTOR			120 %
UNADJUSTED VALUE			333,850
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,589	B		2018		G	333,850	1	330,510		406,500
1 Gar - Pole		42x46	1,932	C	8.56	2019		A	17,690	2	17,340		17,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 423,800

COMMENTS

Dwelling has an Economic Factor of 123%

03-066100.0200

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Neighborhood 009035-R150

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☐ 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
4616 PHILOTHEA RD,

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 2.1580					TOTAL		26,100	0

VALUATION SUMMARY

VALUE YEAR		2018	2018						
REASON FOR CHANGE		CAUV	MISC						
APPRAISED VALUE	LAND	0	0						
	IMPR	0	0						
	TOTAL	0	0						
ASSESSED VALUE	LAND	0	0						
	IMPR	0	0						
	TOTAL	0	0						

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
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☐ _____	☐ 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	☐	☐	☐	☐	☐

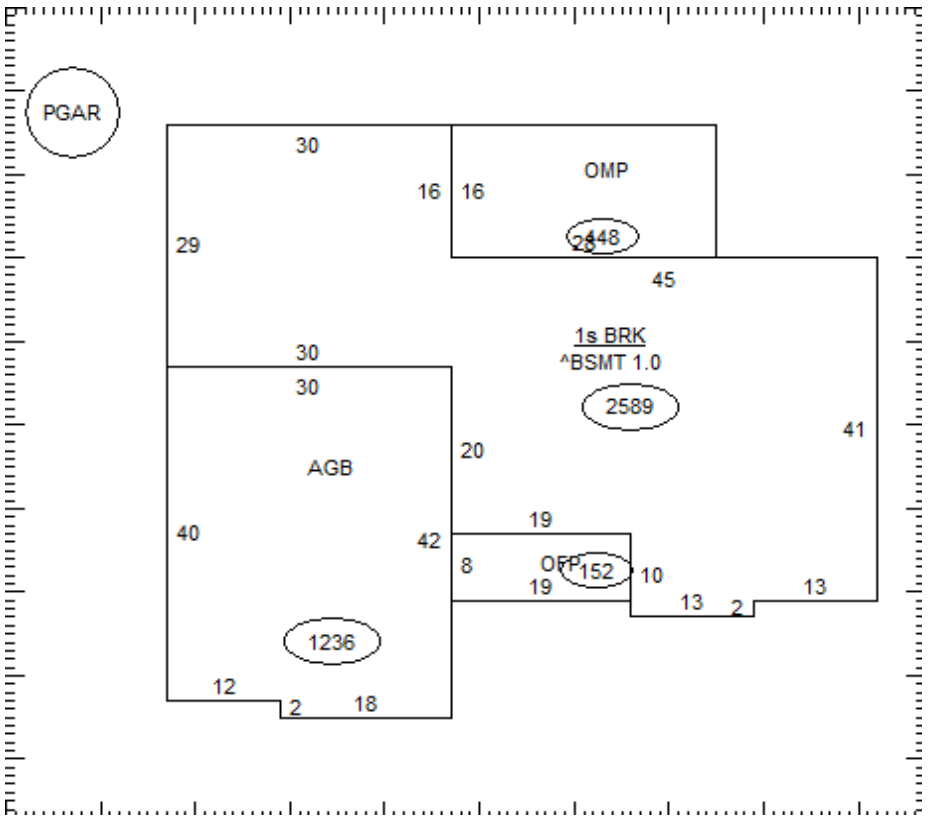
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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
SUBTOTAL			0
MULTI-FAMILY #	0		0
BUILDING TYPE	000%		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			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-066100.0200

TOTAL 0

COMMENTS