05-110700.0000

WELLMAN ROSS
WELLMAN ROSS
610 W NORTH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-452-026

LEGAL INFORMATION
SELHORST FOURTH ADDITION
LOT 719
RTS: 000-00-00 LOT#: 719

Property Class: 510
Neighborhood 000506-TS50
Map: 14b9
Block:
Card: 79
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WELLMAN ROSS	610 W NORTH ST	COLDWATER	OH	45828	04/22/2015	106,500	WDC : 243	☐	■
2	BRUNELL THOMAS D	610 W NORTH ST	COLDWATER	OH	45828	07/06/2012	93,500	WDC : A : 376	☐	■
3	KOESTERS GERALD L ETAL C/O VIVIAN KOESTERS	4609 AQUEDUCT RD	SAINT MARYS	OH	45885	07/27/2004	90,000	WDC : A : 0	☐	■

X: ☐ TTO LISTER: BTC DATE: 07/31/2009 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
610 W NORTH ST, COLDWATER

COMMENT
TY2019:Net Gen=$1,481.32, Other Assessment=$0.00
DE09 CLER ERR/CORR GRADE
DE16 DESKTOP REVIEW CHG: cor pat
DE16 RMV OWNER OCC; DIDN'T RET APP
TriDwell=120 TriOB=120 TriLand=120

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F69 D130	ST260 DP93 ADJ242		20,000 0
			TOTAL	20,000 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011	2009		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP	MISC		
APPRAISED VALUE	LAND	20,000	16,700	17,900	17,900	16,700	14,400		
	IMPR	119,700	96,400	85,300	85,400	79,800	73,000		
	TOTAL	139,700	113,100	103,200	103,300	96,500	87,400		
ASSESSED VALUE	LAND	7,000	5,850	6,270	6,270	5,850	5,040		
	IMPR	41,900	33,740	29,860	29,890	27,930	25,550		
	TOTAL	48,900	39,590	36,130	36,160	33,780	30,590		

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	☐	☐	☐	☐	☐

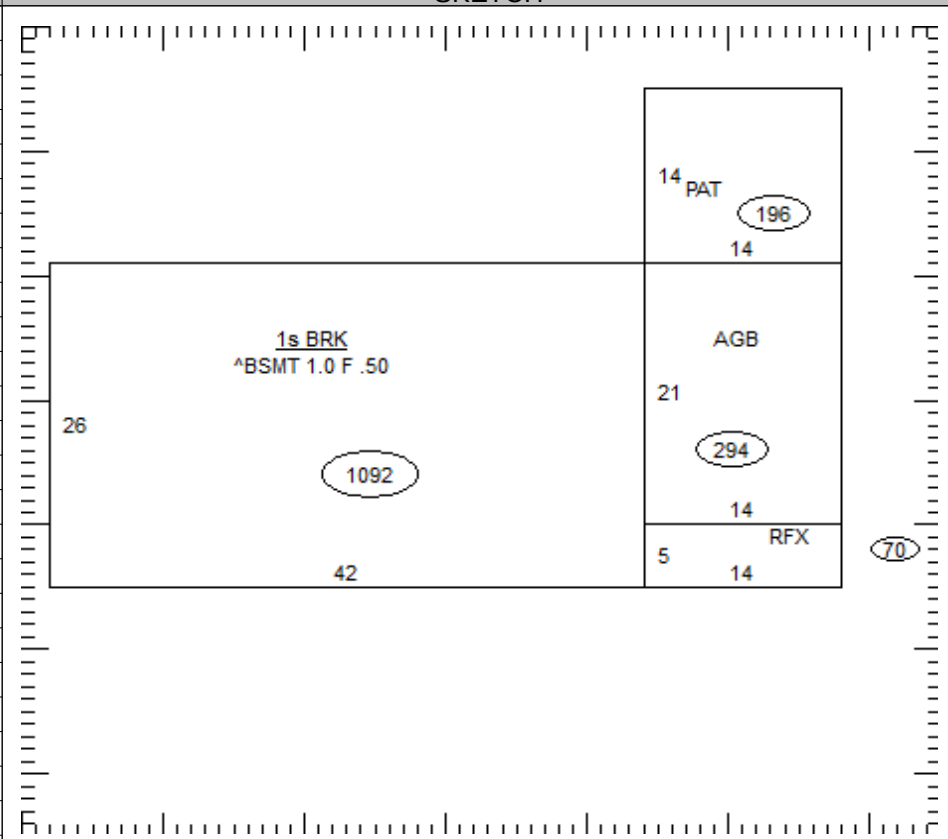
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

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	1092	BRK	107,010
BSMT	1092		14,200
SUBTOTAL			121,210
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	546 S.F.		7,100
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,638 S.F.		2,460
PLUMBING #	0		0
GARAGES & CARPORTS			5,500
EXTRA FEATURES			1,100
SUBTOTAL			0
GRADE FACTOR			107 %
UNADJUSTED VALUE			176,380
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,092	C		1958		A	176,380	42	102,300		119,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		119,700

05-110700.0000

COMMENTS

Dwelling has an Economic Factor of 117%

05-110700.0000

WELLMAN ROSS
WELLMAN ROSS
610 W NORTH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-452-026

LEGAL INFORMATION
SELHORST FOURTH ADDITION
LOT 719
RTS: 000-00-00 LOT#: 719

Property Class: 510
Neighborhood 000506-TS50
Map: 14b9
Block:
Card: 79
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOESTERS VIVIAN TRUST	610 W NORTH ST	COLDWATER	OH	45828	06/04/1990	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 07/31/2009 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
610 W NORTH ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	20,000 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

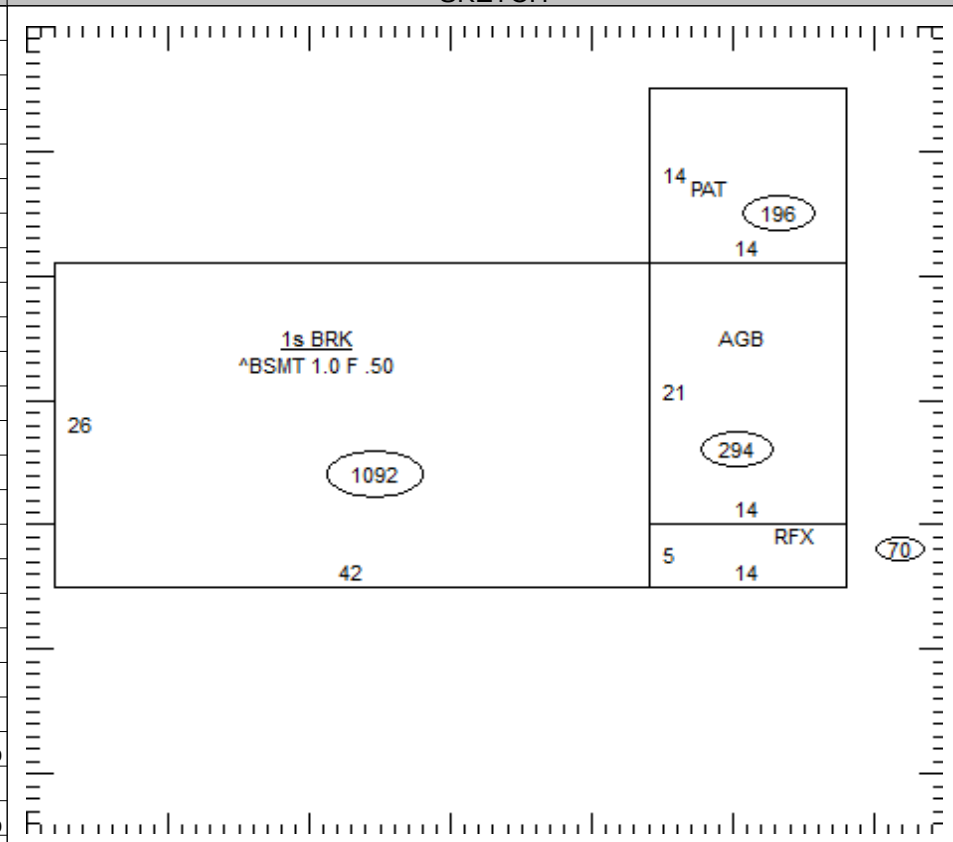
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													
												TOTAL	0

05-110700.0000

COMMENTS