05-153300.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-329-009

Property Class: 510
Neighborhood 000508-TS50
Map: 14B4
Block:
Card: 55
Bk: Pg:

GUGGENBILLER DENNIS R & ELIZABETH
GUGGENBILLER DENNIS R & ELIZABETH
816 W VINE ST
COLDWATER, OH 45828

LEGAL INFORMATION
SELHORST THIRTEENTH ADD

LOT#: 1125

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GUGGENBILLER DENNIS R &	816 W VINE ST	COLDWATER	OH	45828	01/12/2017	180,000	WDC : 18	☐	■
2	HOMAN ANTHONY J & ANNE C	816 W VINE ST	COLDWATER	OH	45828	02/01/2012	159,000	WDC : 49	☐	■
3	LEFELD BRENT & ANGELA	816 VINE ST	COLDWATER	OH	45828	12/10/2001	118,000	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 01/12/2005 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
816 W VINE ST, COLDWATER

COMMENT
TY2019:Net Gen=$2,276.42, Other Assessment=$0.00
DE15 COR SK, ADD AC PER DATA MAILER
DE16 DESKTOP RVW CHG: COR EX FEATURES
DE18 REMOVE OWN OCC didn't return app
TriDwell=114 TriOB=114 TriLand=114
(Mod ST:)108

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F115 D100	ST281 DP81 ADJ228		29,900 0
			TOTAL	29,900 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2015	2014	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	NC	RAPP	RAPP		
APPRAISED VALUE	LAND	29,900	24,300	27,000	27,000	27,000	24,300		
	IMPR	178,500	149,500	140,500	140,900	136,700	123,200		
	TOTAL	208,400	173,800	167,500	167,900	163,700	147,500		
ASSESSED VALUE	LAND	10,470	8,510	9,450	9,450	9,450	8,510		
	IMPR	62,480	52,330	49,180	49,320	47,850	43,120		
	TOTAL	72,950	60,840	58,630	58,770	57,300	51,630		

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	☐	☐	☐	☐	☐

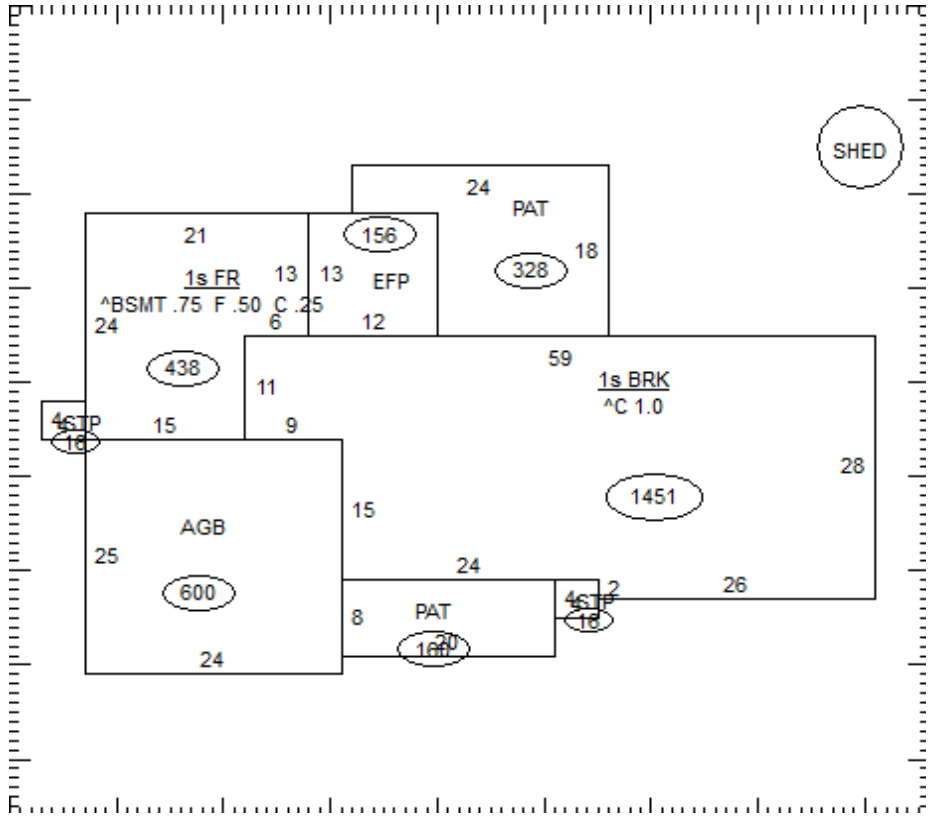
ACCOMMODATIONS					
# OF ROOMS	1	6			
BEDROOMS		3			
FIREPLACES		1			

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	438	FR	31,380
1	1451	BRK	111,250
BSMT	328		4,260
SUBTOTAL			146,890
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	164 S.F.		2,130
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	2,053 S.F.		3,090
PLUMBING #	5		5,500
GARAGES & CARPORTS			11,200
EXTRA FEATURES			5,600
SUBTOTAL			0
GRADE FACTOR			110 %
UNADJUSTED VALUE			223,730
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,889	C+		1975		A	223,730	30	156,610		178,500
1 Shed		8x12	96	C		2000		A		35			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-153300.0000

TOTAL 178,500

COMMENTS

Dwelling has an Economic Factor of 114%