

BUTLER TWP / COLDWATER SD

08-20-300-014

Property Class: 510

Neighborhood

009035-R150

Map: 08

Block:

Card: 24

Bk: Pg:

03-011700.0000

**EDMONDS JAMES B & HALEY KATHRYN N**

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3679 MENCHHOFER RD

COLDWATER, OH 45828

**LEGAL INFORMATION**

ROSE SUBD

LOT#: 2

RTS: 002-06-20

Acres:1.0000

**QUALIFIED CREDITS:**

**HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	EDMONDS JAMES B & HALEY	3679 MENCHHOFER RD	COLDWATER	OH	45828	03/01/2023	285,000	WDC : 101	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MATTINGLY WILLIAM S	3679 MENCHHOFER RD	COLDWATER	OH	45828	09/19/2013	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MATTINGLY WILLIAM &	3679 MENCHHOFER RD	COLDWATER	OH	45828		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JO DATE: 04/01/2005 TIME: 12:00:00 AM  LETTER  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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	3679 MENCHHOFER RD, COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,174.52, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$4.64
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	DE17 DESKTOP RWV CHG: COR EX FEATURES

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	32050				32,100	0	
					TOTAL	32,100	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u>	32,100	17,700	16,500	17,300			
	<u>IMPR</u>	222,500	176,400	154,100	129,200			
	<u>TOTAL</u>	254,600	194,100	170,600	146,500			
ASSESSED VALUE	<u>LAND</u>	11,240	6,200	5,780	6,060			
	<u>IMPR</u>	77,880	61,740	53,940	45,220			
	<u>TOTAL</u>	89,120	67,940	59,720	51,280			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1732	BRK	233,010
BSMT	1732		24,770
<b>SUBTOTAL</b>			<b>257,780</b>

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,732 S.F.	2,860
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,100
EXTRA FEATURES		6,400
<b>SUBTOTAL</b>		<b>284,770</b>
GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		<b>284,770</b>
FACTOR		100 %

**FLOORS**  
 B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

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

**INT. FINISH**  
 B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

<b>ACCOMMODATIONS</b>	
# OF ROOMS	6
BEDROOMS	3
FIREPLACES	
HEAT & AC	B 1 2 3 U

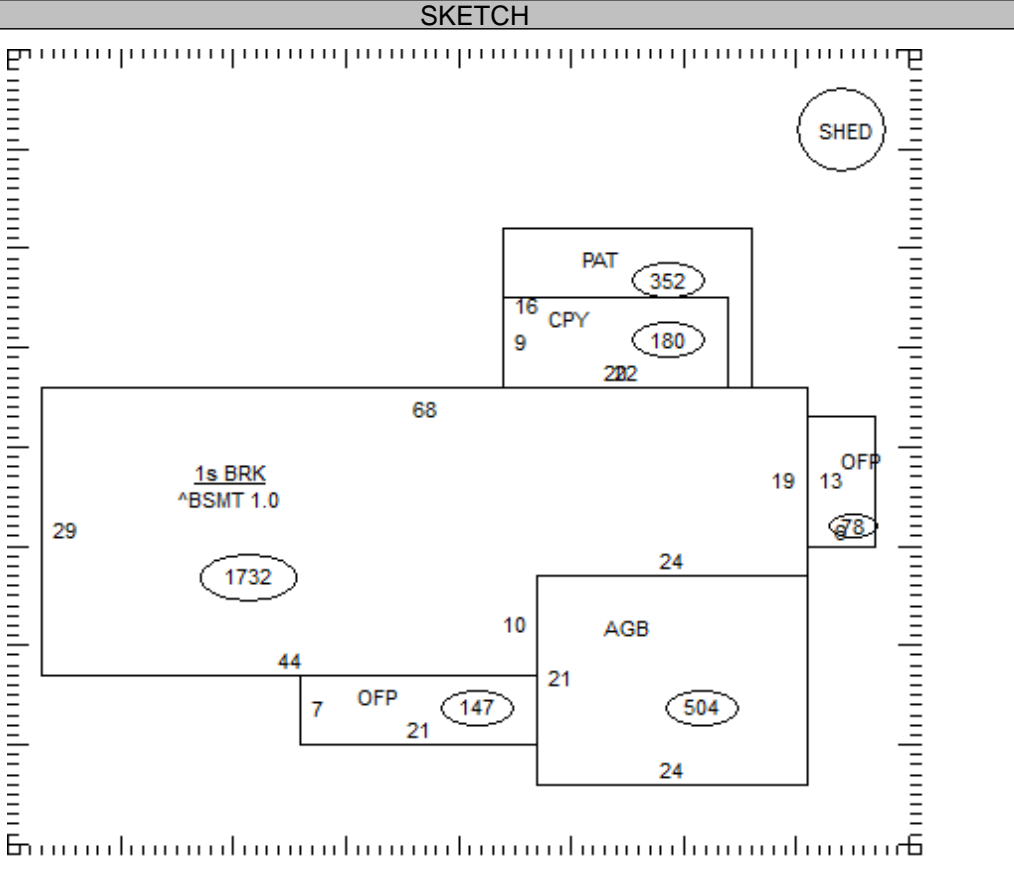
**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,732	C		1975		A	284,770	35	185,100		222,100
1 Shed	10	12x16	192	C	9.90	1975		A	1,900	80	380		400

**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

2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

**PLUMBING**  
 BASE   
 X FULL BATH 1  
 X HALF BATH  
 X FIXTURES



03-011700.0000

TOTAL 222,500

**COMMENTS**

Dwelling has an Economic Factor of 120% (Rollback Basis=\$254,200)