

03-013600.0000

LIST JOSHUA D & SAMANTHA S

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4288 BUSCHOR RD

COLDWATER, OH 45828

LEGAL INFORMATION

PT NW SE

RTS: 002-06-21

Acres:5.0220

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LIST JOSHUA D & SAMANTHA	4288 BUSCHOR RD	COLDWATER	OH	45828	05/11/2017	270,000	WDC : 298	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CULLY TED D	4288 BUSCHOR RD	COLDWATER	OH	45828	03/21/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	CULLY TED D & GRACE L	4288 BUSCHOR RD	COLDWATER	OH	45828	09/15/1997	170,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input checked="" type="checkbox"/> TTO	LISTER: TK	DATE: 06/26/2023	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE			
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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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	4288 BUSCHOR RD, COLDWATER						
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<b>COMMENT</b> TY2022:Net Gen=\$3,769.48, Other Assessment=\$0.00 DE17 DESKTOP RWV CHG: ADD PAT, RFX TO OFF DE18 REMOVE OWN OCC didn't return app DE22 PER DATA MAILER CORR PLUMB DE23 TTO//CHG 1ST FR TO 2ST FR						
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY							
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT							
<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							
LAND COMPUTATIONS												
LAND TYPE	SIZE	M	RATE	C	INF					M	VALUE	C
HS:Home Site	AC:1	32050				32,100		0				
SM:Small Acreage	AC:4.022	7700				31,000		0				
Total Acres: 5.0220					TOTAL	63,100		0				

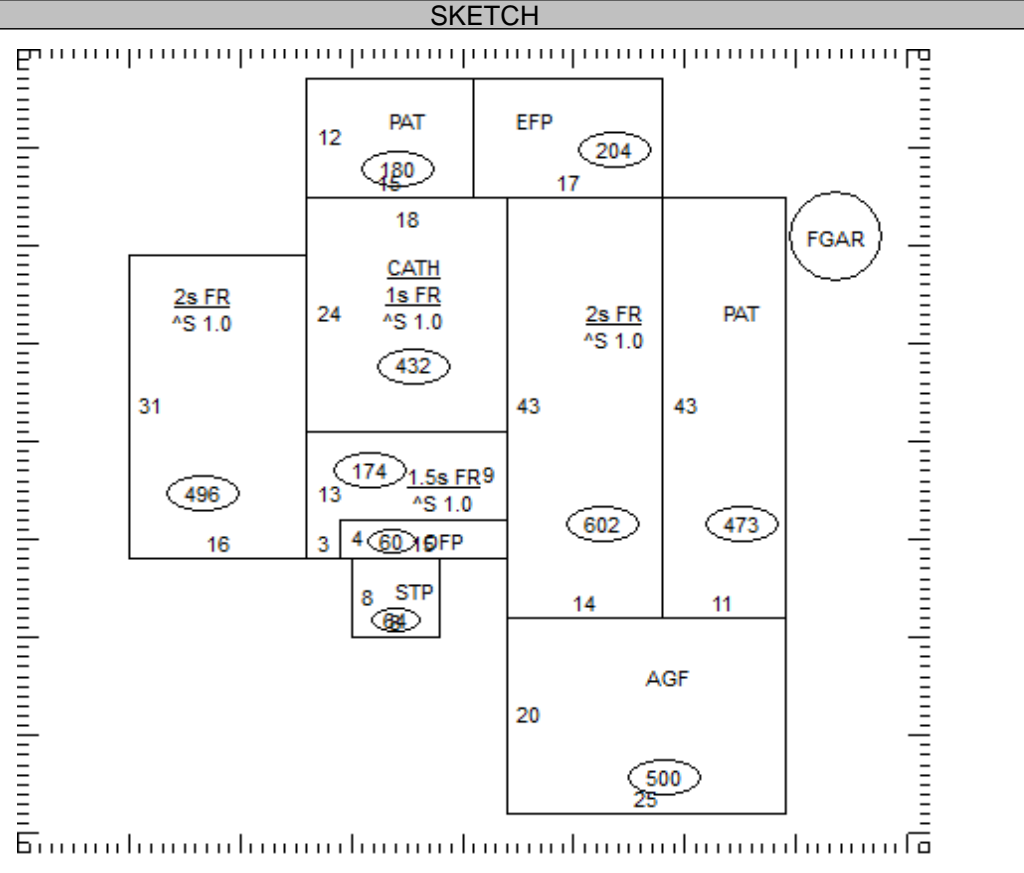
VALUATION SUMMARY						
VALUE YEAR	2023	2022	2020	2017	2017	
REASON FOR CHANGE	NC	MISC	RAPP	RAPP	MISC	
APPRaised	LAND	63,100	44,400	44,400	41,400	46,000
VALUE	IMPR	373,700	241,700	237,900	222,400	202,800
	TOTAL	436,800	286,100	282,300	263,800	248,800
ASSESSED	LAND	22,090	15,540	15,540	14,490	16,100
	IMPR	130,800	84,600	83,270	77,840	70,980
	TOTAL	152,890	100,140	98,810	92,330	87,080

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1704	FR	214,260
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	87	FR	6,780
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL	2ND	1098	FR	66,260
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

<b>SUBTOTAL</b>		287,300
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	2	8,800
HEATING	0 S.F.	0
AIR COND	2,889 S.F.	4,760
PLUMBING #	9	10,890
GARAGES & CARPORTS		12,400
EXTRA FEATURES		29,600
<b>SUBTOTAL</b>		353,750
GRADE FACTOR		115 %
<b>UNADJUSTED VALUE</b>		406,810
FACTOR		100 %

FLOORS	B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS		9			
BEDROOMS		2	3		
FIREPLACES		2			
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH		2			
X HALF BATH		1			
X FIXTURES		1			



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,889	B-		1985		A	406,810	26	301,040		361,200
1 Gar - Frame	10	28x30	840	C	23.70	2000		A	19,910	37	12,540		12,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-013600.0000	<b>TOTAL</b>	373,700
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**COMMENTS**

41 L/F OF STONE TRIM-8' HIGH  
 Dwelling has an Economic Factor of 120%