

BUTLER TWP / COLDWATER SD

08-34-300-010

Property Class: 510

Neighborhood

009035-R150

Map: 14D5

Block:

Card: 21

Bk: Pg:

03-039900.0400

LEGAL INFORMATION

W SIDE PT SW SW

RTS: 002-06-34

Acres: 1.1380

**RUTSCHILLING STEVEN E & ANITA K**

RUTSCHILLING STEVEN E & ANITA K

4028 STATE ROUTE 118

COLDWATER, OH 45828

Created in 2003 From 03-039900.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUTSCHILLING STEVEN E &	4028 STATE ROUTE 118	COLDWATER	OH	45828	09/15/2021	455,000	WDC : 783	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BILLS LAURAA	4028 ST RTE 118	COLDWATER	OH	45828	11/20/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	BILLS GREGG & LAURA	900 TERRACE AVE	COLDWATER	OH	45828	05/26/2005	24,500	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: CG DATE: 08/16/2006 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE Minor Sub

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	4028 ST RT 118		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<p align="center"><b>COMMENT</b></p> TY2022:Net Gen=\$4,787.36, Other Assessment=\$0.00 DE21 FULL FIN BSMNT PER LISTING (\$459,900) DE23 ADD GARAGE ADDNT; DESKTOP RVW		
<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 checked="" 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:0.138	8500				1,200 0
Total Acres: 1.1380					TOTAL	33,300 0

VALUATION SUMMARY						
VALUE YEAR	2023	2023	2021	2020	2017	
REASON FOR CHANGE	RAPP	NC	NC	RAPP	RAPP	
APPRAISED	<u>LAND</u>	33,300	18,700	18,700	18,700	17,500
VALUE	<u>IMPR</u>	483,500	365,400	353,600	321,700	307,300
	<u>TOTAL</u>	516,800	384,100	372,300	340,400	324,800
ASSESSED	<u>LAND</u>	11,660	6,550	6,550	6,550	6,130
VALUE	<u>IMPR</u>	169,230	127,890	123,760	112,600	107,560
	<u>TOTAL</u>	180,890	134,440	130,310	119,150	113,690

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL
<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 checked="" type="checkbox"/> BRICK
<input type="checkbox"/>	<input type="checkbox"/> STONE

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input checked="" 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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

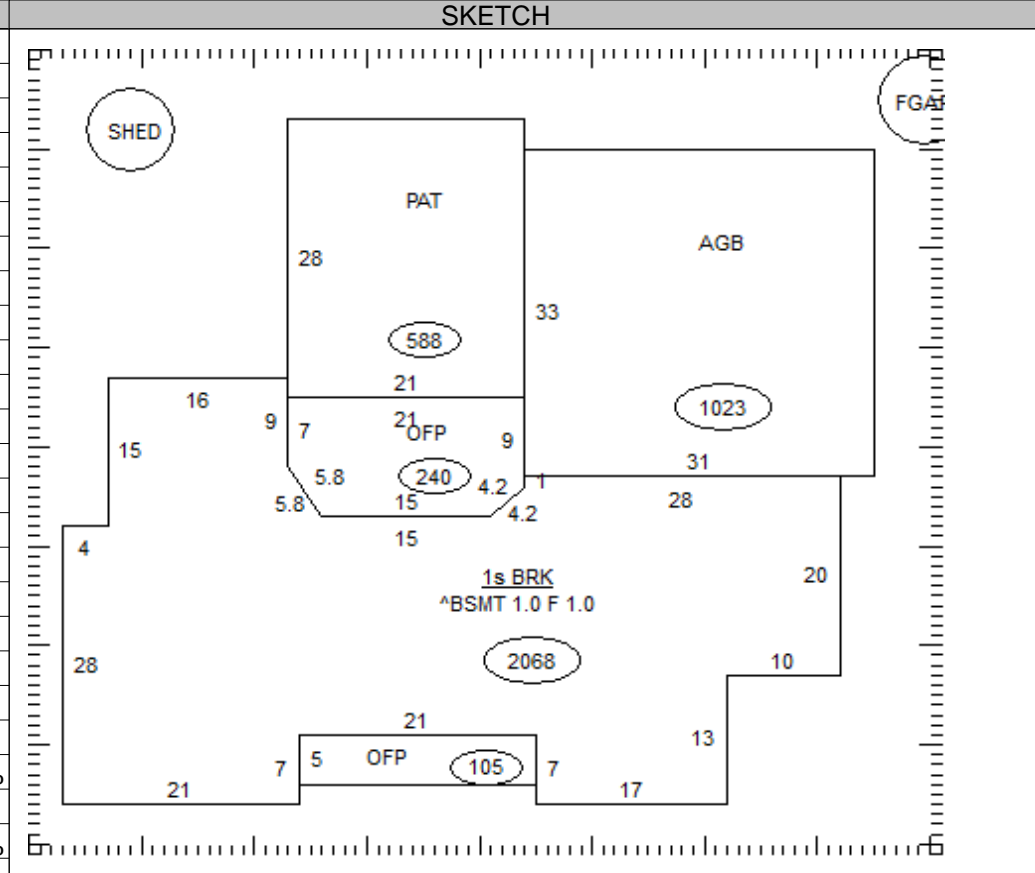
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS	3	5			
BEDROOMS	1	2			
FIREPLACES					
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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING						<input checked="" type="checkbox"/>
X FULL BATH	1	2				
X HALF BATH						
X FIXTURES						

FLOOR	AREA	CONST	VALUE
1	2068	BRK	255,940
BSMT	2068		29,570
<b>SUBTOTAL</b>			285,510
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	2,068 S.F.		29,570
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	4,136 S.F.		6,820
PLUMBING #	9		10,890
GARAGES & CARPORTS			28,600
EXTRA FEATURES			8,000
<b>SUBTOTAL</b>			369,390
GRADE FACTOR			120 %
<b>UNADJUSTED VALUE</b>			443,270
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,068	B		2005		G	443,270	12	390,080		468,100
1 Shed		8x8	64	C		2015		A		11			0
2 Gar - Frame		20x30	600	C	26.25	2021		A	15,750	2	15,440		15,400
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-039900.0400 TOTAL 483,500

**COMMENTS**

>>OB Features: 1.2 <Unfinished Loft>  
 Dwelling has an Economic Factor of 120% (Rollback Basis=\$500,200)

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009035-R150

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Card: 21

Bk: Pg:

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**RUTSCHILLING STEVEN E & ANITA K**

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COLDWATER, OH 45828

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**LEGAL INFORMATION**

W SIDE PT SW SW

RTS: 002-06-34

Acres: 1.1380

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUGGEMAN BRIAN W	803 BUTLER ST	COLDWATER	OH	45828	06/16/2003	23,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
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LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
Total Acres: 1.1380					TOTAL		33,300 0

**VALUATION SUMMARY**

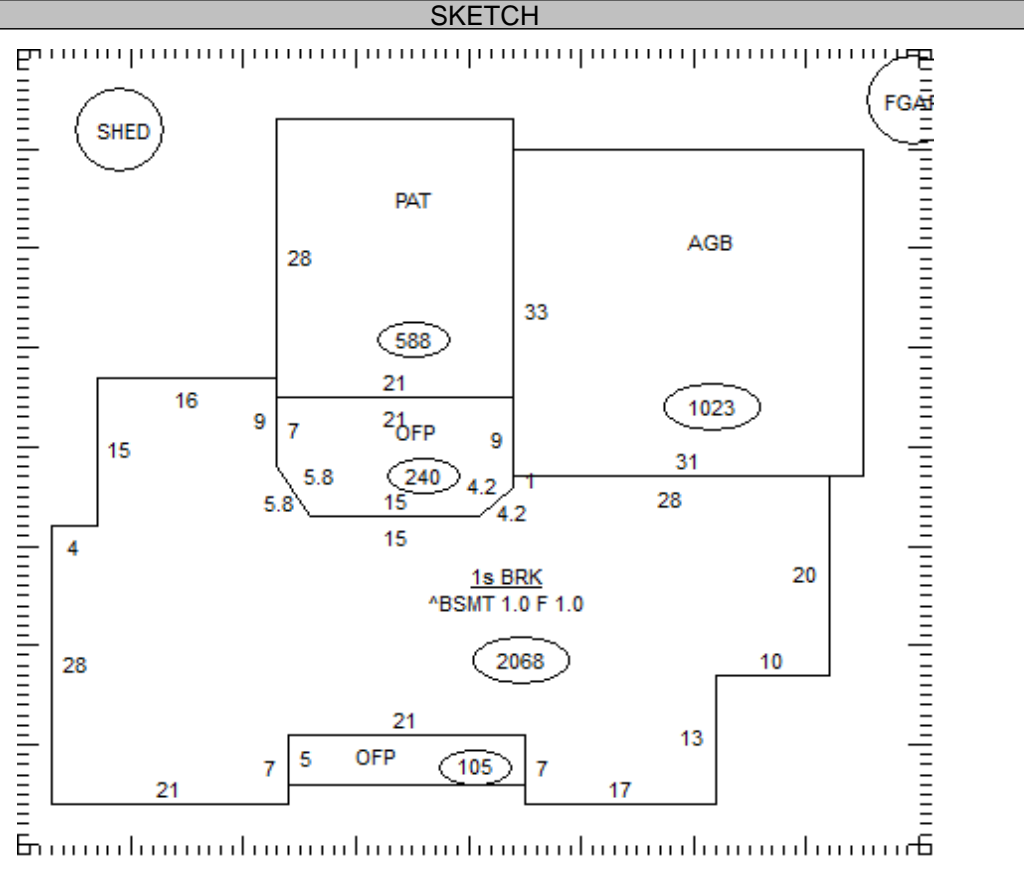
VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

<b>FLOORS</b>	B	1	2	3	U	<b>SUBTOTAL</b>	0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
<b>INT. FINISH</b>	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0
<b>ACCOMMODATIONS</b>	<b>SUBTOTAL</b>						0
# OF ROOMS						GRADE FACTOR	%
BEDROOMS						<b>UNADJUSTED VALUE</b>	0
FIREPLACES						FACTOR	%
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		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



03-039900.0400

TOTAL 0

COMMENTS