

BUTLER TWP / COLDWATER SD

11-05-452-003

Property Class: 510

Neighborhood

000385-RS20

Map: 24B

Block:

Card: 50

Bk: Pg:

03-054200.0000

WENDEL ANDREW J
WENDEL ANDREW J
3586 TANGEMAN RD
COLDWATER, OH 45828

LEGAL INFORMATION
PHILOTHEA TOWN LOTS
PT OF CENTER LOTS 3,4 & 5
RTS: 002-07-05
Acres:0.5700

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENDEL ANDREW J	3586 TANGEMAN RD	COLDWATER	OH	45828	05/26/2020	169,000	WDC : 325	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTINGS RUTH ANN	3586 TANGEMAN RD	COLDWATER	OH	45828	03/22/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	HARTINGS HOWARD H &	3586 TANGEMAN RD	COLDWATER	OH	45828	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JL	DATE: 08/10/2010	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	3586 TANGEMAN RD, COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	COMMENT TY2022:Net Gen=\$1,804.94, Other Assessment=\$59.54 DE17 DESKTOP RVW CHGS: COR OFF MSMNNTS DE21 RMV HOMESTEAD CREDIT DE21 RMV OWN OCC; DID NOT RET APP
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site <1 @ 30320*0.83	AC:0.57	25170				25,200 0
Total Acres: .5700					TOTAL	25,200 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	25,200	14,400	13,700				
VALUE	164,100	122,600	101,300				
	189,300	137,000	115,000				
ASSESSED	8,820	5,040	4,800				
VALUE	57,440	42,910	35,460				
	66,260	47,950	40,260				

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

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

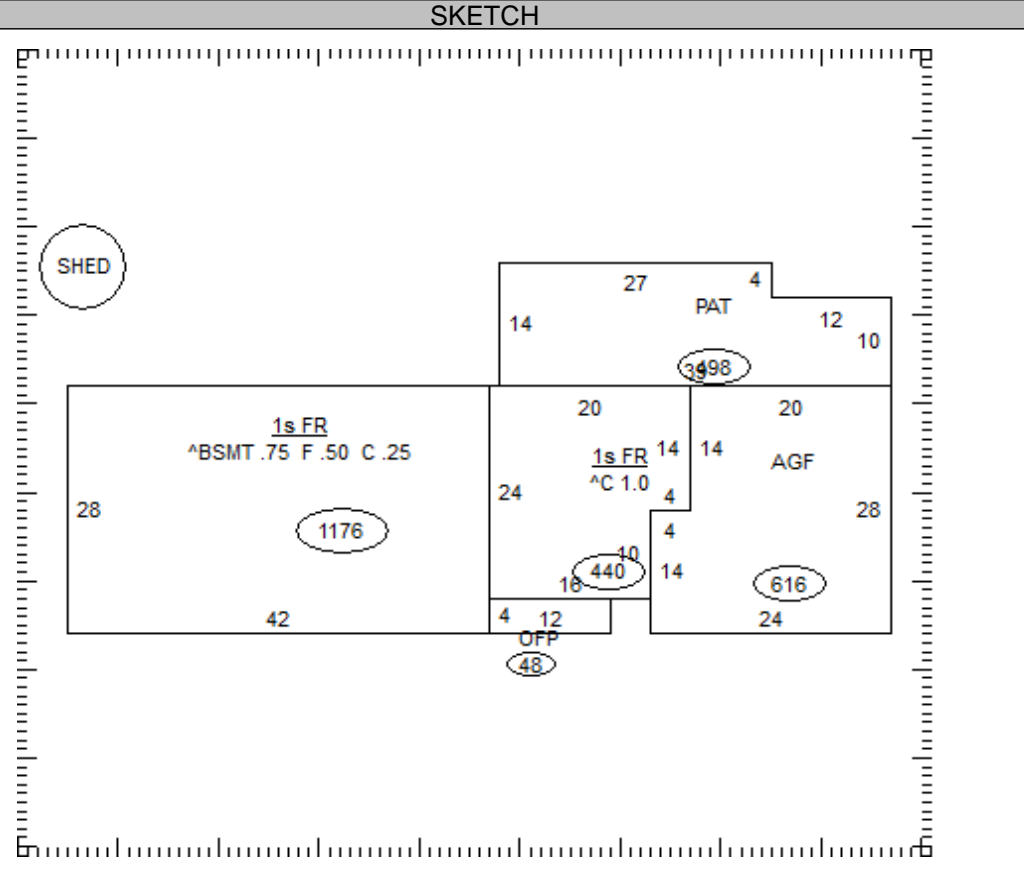
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 1 6
 BEDROOMS 3
 FIREPLACES
 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
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1616	FR	209,260
BSMT	882		12,610
SUBTOTAL			221,870
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	441 S.F.		6,310
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,616 S.F.		2,670
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,200
EXTRA FEATURES			2,800
SUBTOTAL			252,480
GRADE FACTOR			100 %
UNADJUSTED VALUE			252,480
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,616	C		1958	1989	A	252,480	35	164,110		164,100
1 Shed	6	8x10	80	D		1960		A		90			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-054200.0000 TOTAL 164,100

COMMENTS

Dwelling has an Economic Factor of 100%