



03-055600.0000

BUTLER TWP
COLDWATER SD
11-05-454-005

LEGAL INFORMATION

PHILOTHEA TOWN LOTS
14 PT OFF S END
RTS: 002-07-05 LOT#: 14
COOPER FARMS INC
COOPER FARMS INC
PO BOX 339
FORT RECOVERY, OH 45846

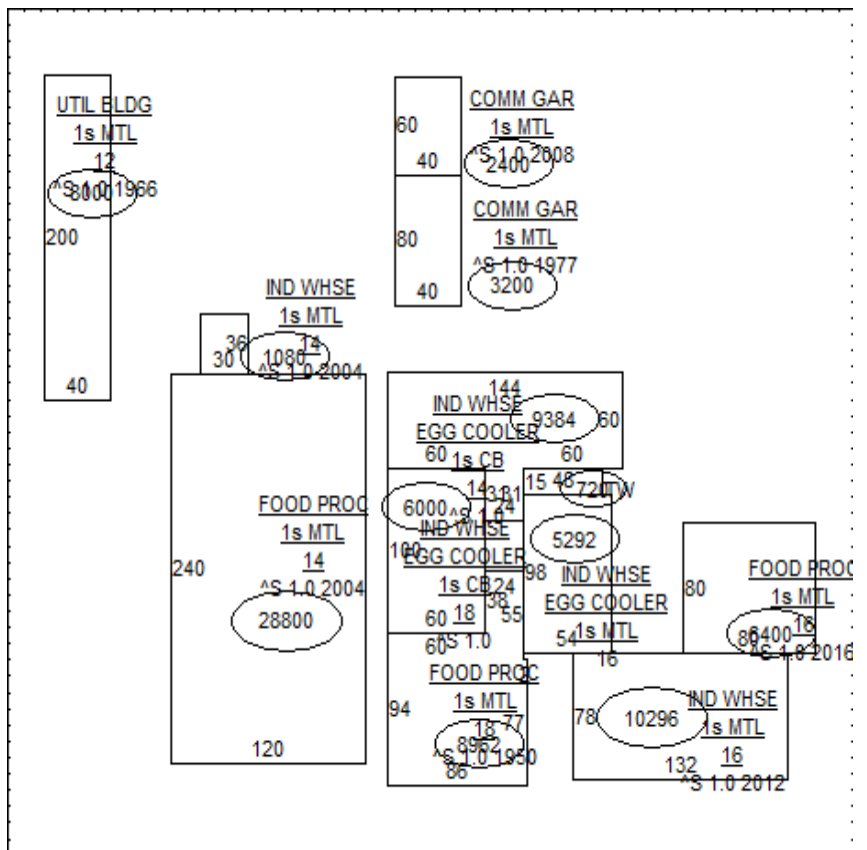
| |
|------------------------|
| Neighborhood INDS03 |
| Map: 24B |
| Block: Card: 36 |
| Bk: Pg: |

COMMENT
TY2022:Net Gen=\$23,559.96, Other Assessment=\$56.90
DE17 TT JACK/NC COMPL
DE13 132X78 WHRHS
DE09 NOTHING NEW/TT DAVE, NEW BLDG ON 03-055700.0000
DE23 COR LISTING; ADD UTIL BLDG & COMM GAR; DESKTOP RVW

| Sales Data | | | | | | | Date |
|------------|-----------|--------------|-----|-------------------------------------|------------|--|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | | 02/01/23 |
| 03/18/2019 | 3,051,000 | 12:WDC : 161 | 310 | <input checked="" type="checkbox"/> | Pricer: | | |
| | 0 | : 0 | 310 | <input type="checkbox"/> | Reviewer: | | |
| | | | | <input type="checkbox"/> | Final: | | |
| | | | | <input type="checkbox"/> | Call Back: | | |
| | | | | <input type="checkbox"/> | Visit: | | |

| VALUATION SUMMARY | | | | |
|-------------------|--------------|-----------|-----------|-----------|
| VALUE YEAR | 2023 | 2023 | 2020 | 2017 |
| REASON FOR CHANGE | RAPP | NC | RAPP | NC |
| ESTIMATED | 19,750 | 29,630 | 29,630 | 29,630 |
| MARKET VALUE | LAND IMPR | 1,400,200 | 1,255,410 | 1,134,850 |
| | TOTAL | 1,419,950 | 1,285,040 | 1,164,480 |
| ASSESSED | LAND | 6,910 | 10,370 | 10,370 |
| VALUE | IMPR | 490,070 | 439,390 | 397,200 |
| | TOTAL | 496,980 | 449,760 | 407,570 |
| | | | | 420,590 |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|----------|---|--------------------|---|-----|---|--------|---|
| F:Front | F83 D284 | | ST200 DP119 ADJ238 | | | | 19,750 | 0 |
| | | | | | | | | |
| | | | | | | | | |
| Totals: | | | | | | | 19,750 | 0 |



| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|------------------------------------|-----------------------------------|----------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> PAVED | <input type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input checked="" type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | |

| INFLUENCE FACTORS | | |
|-------------------|-------------|----------------|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |



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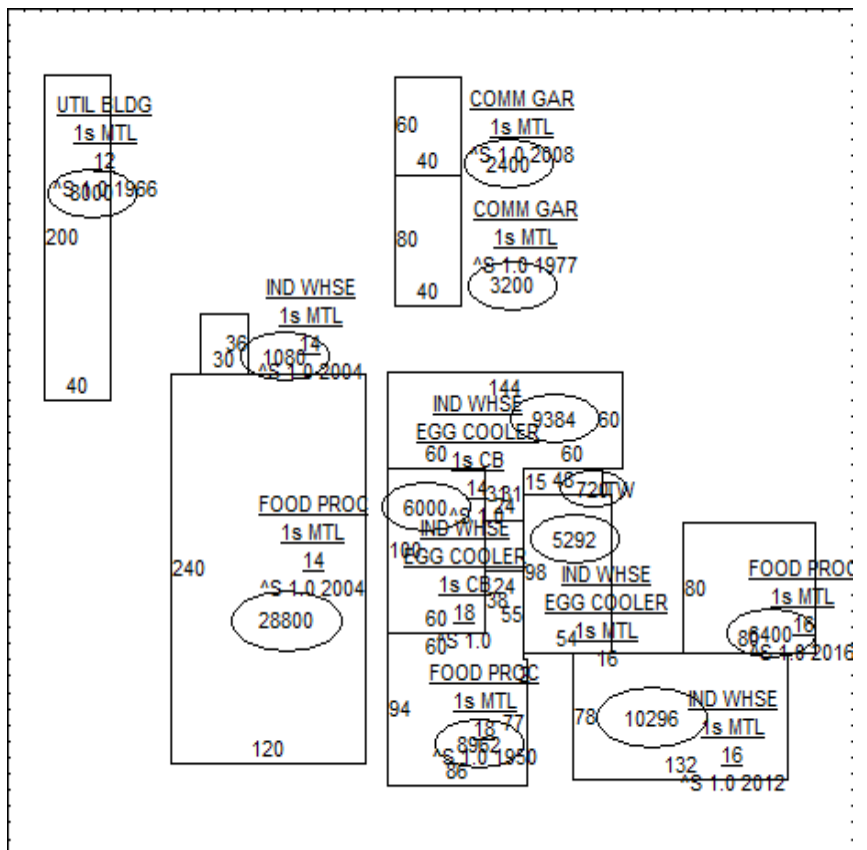
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| VALUATION SUMMARY | | | | |
|------------------------|-----------------|--|--|--|
| VALUE YEAR | | | | |
| REASON FOR CHANGE | | | | |
| ESTIMATED MARKET VALUE | LAND IMPR TOTAL | | | |
| ASSESSED VALUE | LAND IMPR TOTAL | | | |



| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
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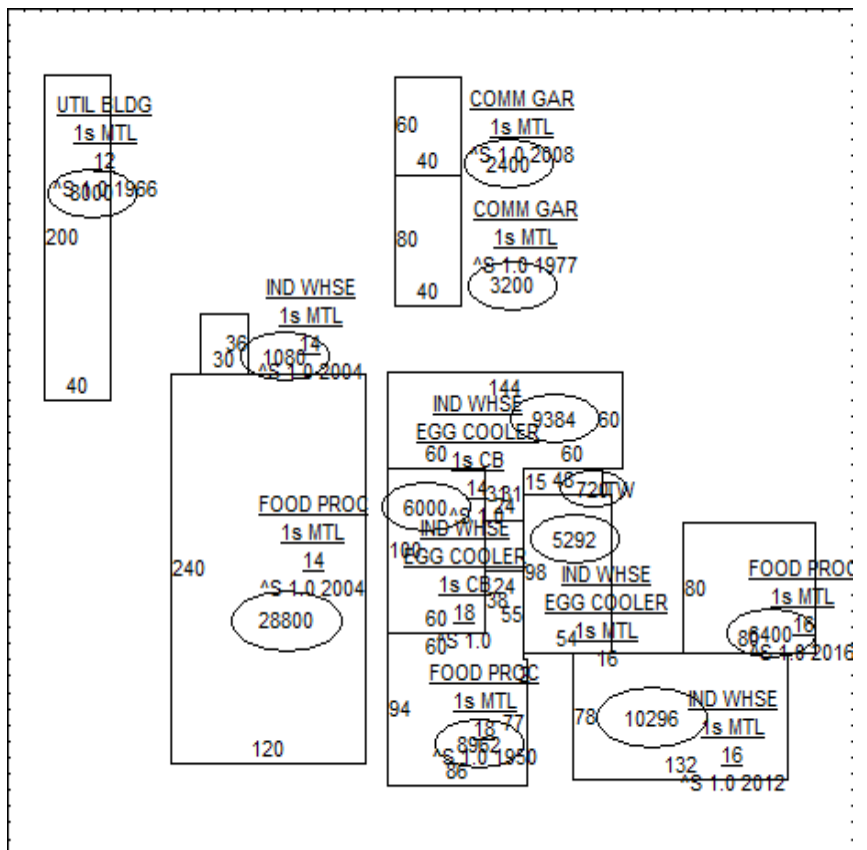
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| VALUATION SUMMARY | | | | |
|------------------------|--------------|--|--|--|
| VALUE YEAR | | | | |
| REASON FOR CHANGE | | | | |
| ESTIMATED MARKET VALUE | <u>LAND</u> | | | |
| | <u>IMPR</u> | | | |
| | <u>TOTAL</u> | | | |
| ASSESSED VALUE | <u>LAND</u> | | | |
| | <u>IMPR</u> | | | |
| | <u>TOTAL</u> | | | |



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| Totals: | | | | | | 19,750 | 0 | 19,750 |

