



03-055700.0000

BUTLER TWP
 COLDWATER SD
 11-05-454-006

LEGAL INFORMATION

PHILOTHEA TOWN LOTS
 15 PT N END
 RTS: 002-07-05 LOT#: 15
COOPER FARMS INC
 COOPER FARMS INC
 PO BOX 339
 FORT RECOVERY, OH 45846

Acres:0.7500

Neighborhood CRUR03
Map: 24B Block: Card: 35
Bk: Pg:

COMMENT
 TY2022:Net Gen=\$1,263.06, Other Assessment=\$0.00
 ALL IMPROVEMENTS LISTED ON 030556000000
 DE23 COR LISTING; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/01/23
03/18/2019	3,051,000	12:WDC : 161	455	<input checked="" type="checkbox"/>	Pricer:	
	0	: 0	400	<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2020
REASON FOR CHANGE	RAPP	RCLS	MISC	RAPP
ESTIMATED	11,250	11,250	11,250	11,250
MARKET VALUE	0	0	0	51,170
	11,250	11,250	11,250	62,420
ASSESSED	3,940	3,940	3,940	3,940
VALUE	0	0	0	17,910
	3,940	3,940	3,940	21,850

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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input 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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:0.75		15,000				11,250	0
Totals:	Total Acres .7500						11,250	0

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
CLASS/QUALITY RANK		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC		
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	CANOPY		STEEL	FRAME		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP		
TOTAL AREA	PERIMETER	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
# STORIES	STORY HT	STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD		
AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD			

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/> CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/> WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/> TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/> CARPET						CEILINGS	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/> GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/> DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/> STANDARD						STANDARD						STANDARD					

		PLUMBING					LIGHTING									
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING					EXTRA FIXTURES					FLUORESCENT				
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH					STANDARD					SODIUM VAP				
YARD ITEMS		3 FIXTURE BATH										MERCURY VAP				

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																			0	
																			TOTAL IMPR	0

COMMENTS



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				<input type="checkbox"/>	Call Back:	
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VALUATION SUMMARY			
VALUE YEAR	2017	2017	
REASON FOR CHANGE	RAPP	RCLS	
ESTIMATED	11,250	11,250	
MARKET VALUE	52,620	51,360	
	TOTAL	63,870	62,610
ASSESSED	3,940	3,940	
VALUE	18,420	17,980	
	TOTAL	22,360	21,920

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 checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input 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	

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D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres .7500					11,250	0	11,250

		EX WALL	ROOFING		WINDOW		DOORS		FOUNDATION			FRAMING																											
		STONE	GABLE/HIP		STORE FRT		OVERHEAD		SLAB			PRE ENG																											
CLASS/QUALITY RANK		BRICK	SHED/FLAT		CASEMENT				CRAWL			STEEL																											
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK		DBLH				PILE/COL			REINF CONC																											
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H.V.A.C.		FLOORS		B		1		2		3		U		PARTITIONS			B		1		2		3		U		INTERIOR FINISH			B		1		2		3		U	
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE																																			
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Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT																																			
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AMENITY TOTAL																		0																					
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