

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-452-018

Property Class: 510
Neighborhood
000506-TS50
Map: 14B9
Block:
Card: 88
Bk: Pg:

05-010400.0000

GRUSS KEITH G & MELISSA A
GRUSS KEITH G & MELISSA A
306 N ELM ST
COLDWATER, OH 45828

LEGAL INFORMATION
OUT S SD SE
RTS: 002-06-28
Acres:0.4100 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRUSS KEITH G & MELISSA A	306 N ELM ST	COLDWATER	OH	45828	04/27/2020	280,000	WDC : 256	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DESCH DONALD P &	306 N ELM ST	COLDWATER	OH	45828	11/15/2001	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 04/10/2023 TIME: 12:00:00 AM LETTER 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 type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	306 N ELM ST, 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	COMMENT				
<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	TY2022:Net Gen=\$3,332.08, Other				
<input checked="" 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	Assessment=\$0.00				
<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	DE20 RMV HOMESTEAD CREDIT				
						DE21 RMV OWN OCC; DID NOT RET APP				
						DE23 ADD SHED; DESKTOP RVW				

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F146 D120	ST440	DP89	ADJ392			57,200	0
TOTAL							57,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
APPRAISED	<u>LAND</u>	57,200	40,400	33,700
VALUE	<u>IMPR</u>	273,300	212,500	186,000
	<u>TOTAL</u>	330,500	252,900	219,700
ASSESSED	<u>LAND</u>	20,020	14,140	11,800
VALUE	<u>IMPR</u>	95,660	74,380	65,100
	<u>TOTAL</u>	115,680	88,520	76,900

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

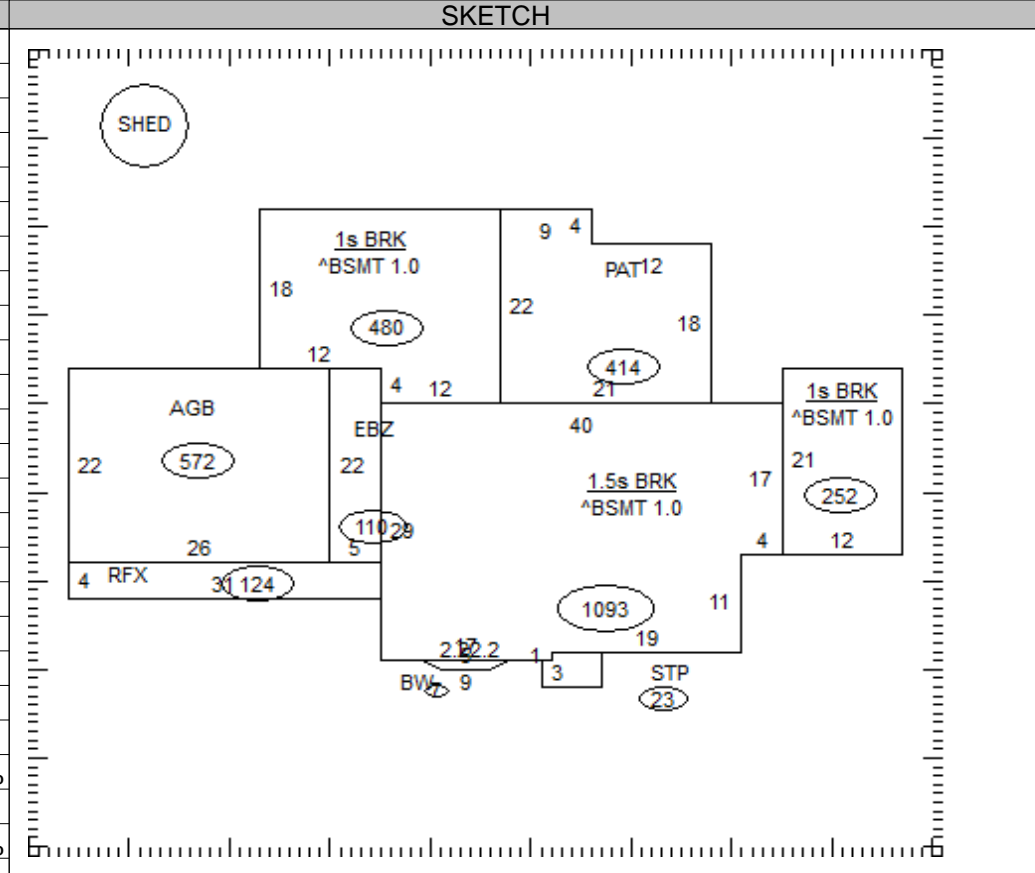
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5 2
 BEDROOMS 2 2
 FIREPLACES 1

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	1825	BRK	238,970
.5	546	BRK	44,360
BSMT	1825		26,100
SUBTOTAL			309,430
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,371 S.F.		3,910
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,000
EXTRA FEATURES			4,600
SUBTOTAL			341,970
GRADE FACTOR			115 %
UNADJUSTED VALUE			393,270
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,371	B-		1949		A	393,270	40	235,960		271,400
1 Shed		14x14	196	C	9.90	2020		A	1,940	3	1,880		1,900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-010400.0000

TOTAL 273,300

COMMENTS

Dwelling has an Economic Factor of 115%