



05-012850.1702

**HRYPKO ANDREW P & JULIE A**  
HRYPKO ANDREW P & JULIE A  
1104 BUCKEYE DR  
COLDWATER, OH 45828  
Created in 2015 From 05-012850.0000 due to Split

**LEGAL INFORMATION**  
NORTHFIELD ESTATES  
FIFTH ADDITION  
LOT#: 1702

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HRYPKO ANDREW P & JULIE A	1104 BUCKEYE DR	COLDWATER	OH	45828	01/17/2017	41,000	WDC : 26	<input type="checkbox"/> <input checked="" type="checkbox"/>
2	TUMBUSCH RANDALL &	671 DOROTHY LN	SAINT HENRY	OH	45883	11/13/2015	0	WDC : 0	<input type="checkbox"/> <input type="checkbox"/>
3							0	0	<input type="checkbox"/> <input type="checkbox"/>

X:  TTO LISTER: JK DATE: 02/26/2019 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION			
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	1104 BUCKEYE DR, COLDWATER <b>COMMENT</b> TY2022:Net Gen=\$5,779.90, Other Assessment=\$0.00 DE19 TT CONTRACTOR; ADD DWLG DE18 TT CONTRCTR; FNDTN ONLY 1/1/2018 DE17 REVAL/RMV INFL FCTRS		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F95 D167	ST555	DP105	ADJ583		55,400	0	
TOTAL						55,400	0	

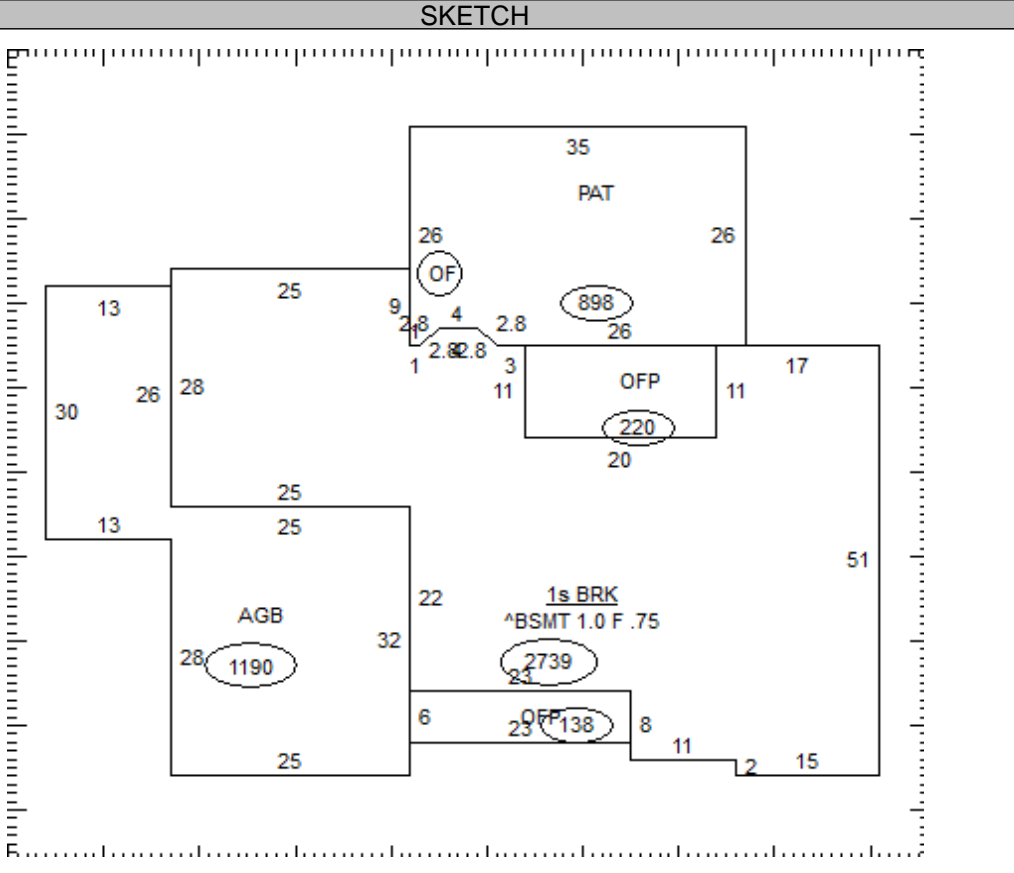
VALUATION SUMMARY							
VALUE YEAR	2023	2020	2019	2019	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RCLS	NC	RAPP	MISC	
APPRaised	55,400	39,900	33,400	33,400	33,400	27,900	
VALUE							
	<u>LAND</u>						
	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	19,390	13,970	11,690	11,690	11,690	9,770	
VALUE							
	<u>LAND</u>						
	<u>IMPR</u>						
	<u>TOTAL</u>						
	200,940	157,330	136,360	136,360	11,690	9,770	

<b>OCCUPANCY</b>	<b>EXTERIOR</b>	<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2739	BRK	311,780
<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				

<b>ROOFING</b>	<b>ROOF TYPE</b>
<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

<b>FLOORS</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
CONCRETE	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INT. FINISH</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
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"/>
<b>ACCOMMODATIONS</b>					
# OF ROOMS	3	8			
BEDROOMS		4			
FIREPLACES	1				
<b>HEAT &amp; AC</b>	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>
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"/>
GEOTHERMAL	<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"/>
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>				
X FULL BATH	1	1			
X HALF BATH		1			
X FIXTURES					

<b>BSMT</b>	2739			39,170
<b>SUBTOTAL</b>				350,950
MULTI-FAMILY #	0			0
BUILDING TYPE	100%			0
BSMT FINISH	2,054 S.F.			29,370
FIREPLACE #	1			4,400
HEATING	0 S.F.			0
AIR COND	4,793 S.F.			7,910
PLUMBING #	8			9,680
GARAGES & CARPORTS				33,300
EXTRA FEATURES				9,300
<b>SUBTOTAL</b>				444,910
GRADE FACTOR				120 %
<b>UNADJUSTED VALUE</b>				533,890
FACTOR				100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,739	B		2018		G	533,890	3	517,870		517,900
1 Outdoor Fireplace		2x6	12	B	66.00	2018		G	790	3	770		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-012850.1702 TOTAL 518,700

**COMMENTS**

Dwelling has an Economic Factor of 100% (Rollback Basis=\$573,300)