

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-34-127-002

Property Class: 599

Neighborhood  
000503-TM50

Map: 14D4

Block:

Card: 21

Bk: Pg:

05-059200.0000

**GANSERT DOUGLAS C & ELAINA A**

GANSERT DOUGLAS C & ELAINA A

603 E MAIN ST

COLDWATER, OH 45828

**LEGAL INFORMATION**

CITIZENS ADD

LOT#: 214

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GANSERT DOUGLAS C &	603 E MAIN ST	COLDWATER	OH	45828	11/02/2020	170,000	2:WDC : 824	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MEYER ROMAN L	603 E MAIN ST	COLDWATER	OH	45828	02/13/2015	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MEYER ROMAN L & MARY ANN	603 E MAIN ST	COLDWATER	OH	45828	04/22/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 02/10/2005 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT S SEVENTH ST  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$620.72, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.00  
 CURBS  STANDARD  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE16 DESKTOP RVW CHG: ADD OFF  
 DE21 RECVG OWN OCC ON PCL 05-059300.0000

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F58 D113	ST395	DP86	ADJ340			19,700	0
TOTAL							19,700	0

**VALUATION SUMMARY**

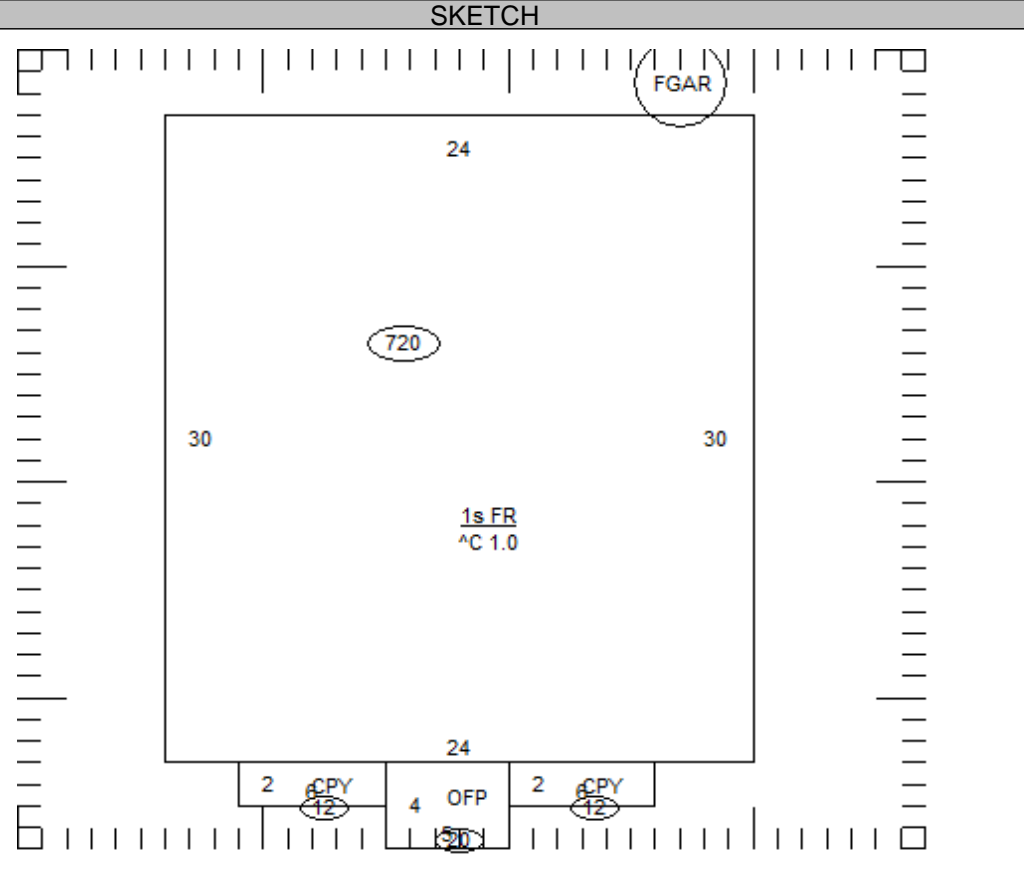
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	19,700	12,400	10,000
VALUE	IMPR	34,700	32,100
	TOTAL	47,100	42,100
ASSESSED	LAND	4,340	3,500
VALUE	IMPR	12,150	11,240
	TOTAL	16,490	14,740

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	720	FR	124,770
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input checked="" 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 type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
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 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"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input 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"/>
GEO THERMAL	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/> BASE
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		124,770
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		500
<b>SUBTOTAL</b>		125,270
GRADE FACTOR		80 %
<b>UNADJUSTED VALUE</b>		100,220
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	720	D		1946		A	100,220	50	50,110	DFLT15	43,500
1 Gar - Frame		12x22	264	C	23.70	1961		A	6,260	90	630		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-059200.0000	<b>TOTAL</b>	44,100
----------------	--------------	--------

**COMMENTS**

HAS 91 CARD, NEW SIDING & ROOF '89 VET CLINIC COMM. PRICED AS DWELLING NOTE FROM OWNER-HEAT AND WATER ARE TURNED OFF, USED AS STORAGE ONLY  
 Dwelling has an Economic Factor of 102%