



05-059300.0000

GANSERT DOUGLAS C & ELAINA A
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603 E MAIN ST
COLDWATER, OH 45828

LEGAL INFORMATION
CITIZENS ADD

LOT#: 215

	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
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" 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	603 E MAIN ST, COLDWATER		
COMMENT								
TY2022:Net Gen=\$1,693.50, Other Assessment=\$0.00 DE21 RMV HOMESTEAD CREDIT								

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
F:Front	F113 D58	ST395	DP62	ADJ245		27,700	0
TOTAL						27,700	0

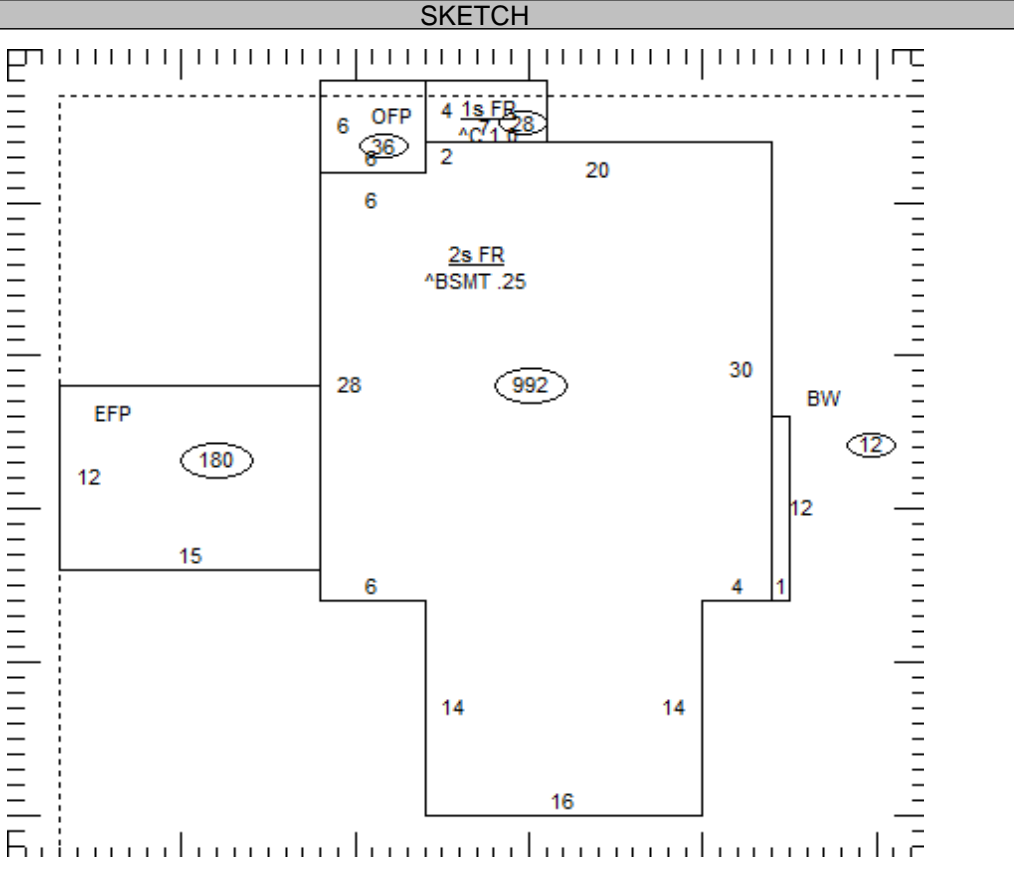
VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised <u>LAND</u>	27,700	17,500	14,000				
VALUE <u>IMPR</u>	149,500	114,200	100,900				
<u>TOTAL</u>	177,200	131,700	114,900				
ASSESSED <u>LAND</u>	9,700	6,130	4,900				
VALUE <u>IMPR</u>	52,330	39,970	35,320				
<u>TOTAL</u>	62,030	46,100	40,220				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1020	FR	161,810
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	992	FR	75,540
BUILDING TYPE	<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 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				

FLOORS	B	1	2	3	U			
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" 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"/>			
ACCOMMODATIONS								
# OF ROOMS	1	3	4					
BEDROOMS			4					
FIREPLACES		1						
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 checked="" 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								
X FULL BATH								
X HALF BATH		1						
X FIXTURES								

BSMT	248				3,550
SUBTOTAL					240,900
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	0 S.F.				0
PLUMBING #	2				2,420
GARAGES & CARPORTS					0
EXTRA FEATURES					6,000
SUBTOTAL					253,720
GRADE FACTOR					105 %
UNADJUSTED VALUE					266,410
FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,012	C+		1908		A	266,410	45	146,530		149,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 149,500

COMMENTS

HAS 91 CARD, NEW SIDING & ROOF '89 VET CLINIC COMM. PRICED AS DWELLING ON PARCEL 5-059200.0000 Dwelling has an Economic Factor of 102%