05-062300.0000

GROSS RONALD L & BERNICE R
GROSS RONALD L & BERNICE R
362 PARKVIEW DR
SAINT HENRY, OH 45883

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-359-014

LEGAL INFORMATION
FETZERS ADD

LOT#: 247

Property Class: 510
Neighborhood 000502-TM50
Map: 14A7B
Block:
Card: 30
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GROSS RONALD L & BERNICE	362 PARKVIEW DR	SAINT HENRY	OH	45883	09/28/2020	132,000	WDC : 703	☐	■
2	GILLILAND JEANNETTE M	517 TERRACE AVE	COLDWATER	OH	45828	01/01/1900	0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DA DATE: 03/17/2005 TIME: 12:00:00 AM ☐ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
424 E NORTH ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,237.28, Other Assessment=$0.00
DE21 RMV OWN OCC & HOMESTEAD; RENTAL PROPERTY

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F54 D132	ST350 DP94 ADJ329		17,800 0
			TOTAL	17,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	17,800	13,300	10,200					
	IMPR	99,200	80,600	66,700					
	TOTAL	117,000	93,900	76,900					
ASSESSED VALUE	LAND	6,230	4,660	3,570					
	IMPR	34,720	28,210	23,350					
	TOTAL	40,950	32,870	26,920					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	■	☐	☐	☐

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

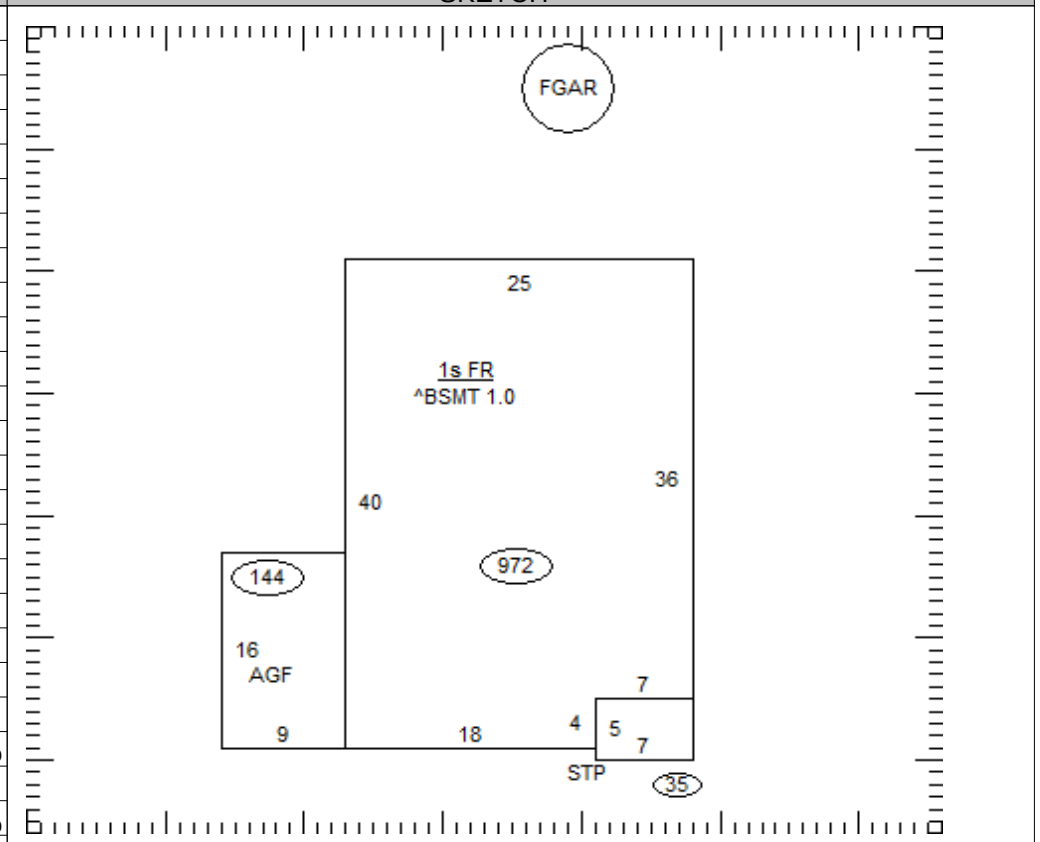
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		2			
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	972	FR	156,760
BSMT	972		13,900
SUBTOTAL			170,660
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	972 S.F.		1,600
PLUMBING #	0		0
GARAGES & CARPORTS			3,600
EXTRA FEATURES			400
SUBTOTAL			176,260
GRADE FACTOR			100 %
UNADJUSTED VALUE			176,260
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	972	C		1952		A	176,260	45	96,940		96,900
1 Gar - Frame	8	16x24	384	D	18.96	1987		A	7,280	68	2,330		2,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		99,200

05-062300.0000

COMMENTS

Dwelling has an Economic Factor of 100%