05-063300.0000

GRUSS MATTHEW & JESSICA ANNE
GRUSS MATTHEW & JESSICA ANNE
315 S MARKET ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-236-006

LEGAL INFORMATION
BIRKMEYER ADD
ALSO 1/2 VAC ALLEY
LOT#: 257

Property Class: 510
Neighborhood
000505-TM50
Map: 14C2
Block:
Card: 23
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRUSS MATTHEW & JESSICA	315 S MARKET ST	COLDWATER	OH	45828	07/19/2023	198,000	WDC : 413	☐	■
2	RAMMEL ANTHONY L	315 MARKET ST	COLDWATER	OH	45828	10/18/2006	0	QCE : X : 0	☐	☐
3	RAMMEL ANTHONY L &	315 S MARKET ST	COLDWATER	OH	45828	07/08/1992	54,800	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 01/27/2005 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
315 S MARKET ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,517.56, Other Assessment=$0.00
DE23 DESKTOP RVW//ADD PATIO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D122	ST345 DP90 ADJ311		15,600 0
			TOTAL	15,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	15,600	11,700	9,000					
	IMPR	156,700	106,300	88,700					
	TOTAL	172,300	118,000	97,700					
ASSESSED VALUE	LAND	5,460	4,100	3,150					
	IMPR	54,850	37,210	31,050					
	TOTAL	60,310	41,310	34,200					

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	1	4		4	
BEDROOMS		1		4	
FIREPLACES					

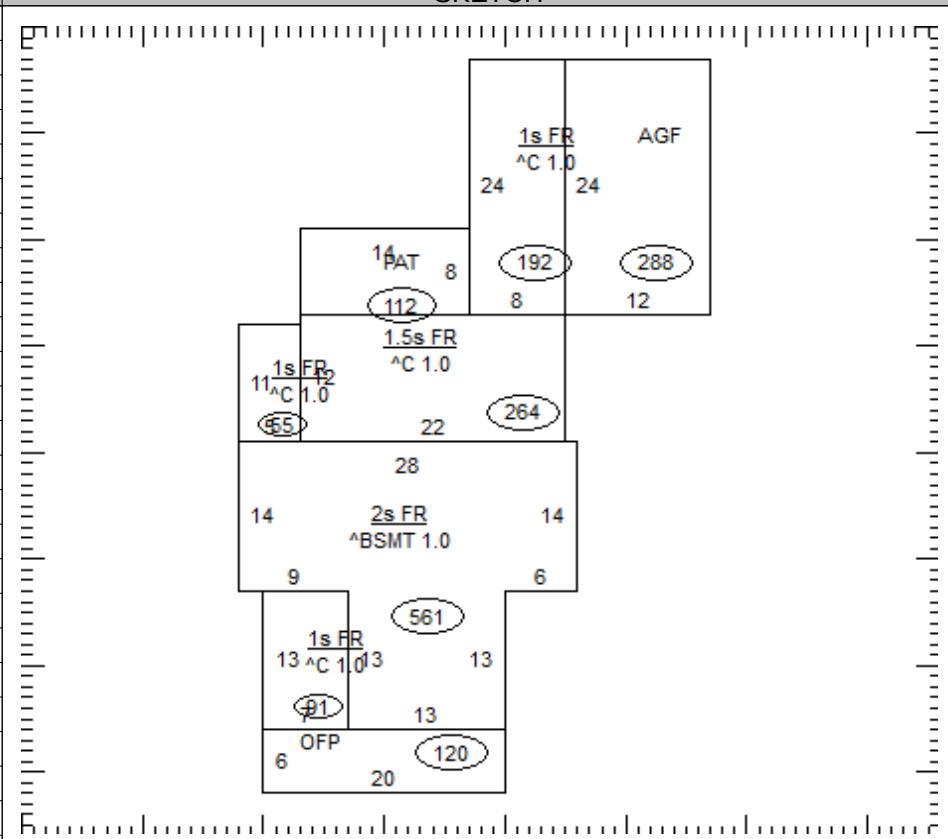
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	■	■	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1163	FR	175,230
.5	132	FR	12,330
2ND	561	FR	40,570
BSMT	561		8,020

SUBTOTAL			236,150
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,295	S.F.	2,140
PLUMBING #	0		0
GARAGES & CARPORTS			7,100
EXTRA FEATURES			2,400
SUBTOTAL			247,790
GRADE FACTOR			100 %
UNADJUSTED VALUE			247,790
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,856	C		1908		A	247,790	45	136,280		156,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		156,700

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COMMENTS

Dwelling has an Economic Factor of 115%