05-077500.0000

WENNING GABRIEL L & OLIVIA M
WENNING GABRIEL L & OLIVIA M
624 W WALNUT ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-205-011

LEGAL INFORMATION
BIRKMEYER HGHTS

LOT#: 395

Property Class: 510
Neighborhood 000505-TM50
Map: 14C3
Block:
Card: 22
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENNING GABRIEL L & OLIVIA	624 W WALNUT ST	COLDWATER	OH	45828	08/04/2022	0	QCE : X : 0	☐	☐
2	WENNING GABRIEL L	624 W WALNUT ST	COLDWATER	OH	45828	04/27/2018	125,000	WDC : 262	☐	■
3	MC COWAN PATRICIA L	624 W WALNUT ST	COLDWATER	OH	45828	07/22/2014	0	QCE : X : 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
624 W WALNUT ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,898.66, Other Assessment=$0.00
DE15 ADD FN BSMNT PER DATA MAILER
DE16 DESKTOP RVW CHG: cor msmnts
DE19 RMV OWN OCC; DIDN'T RET APP
DE22 DESKTOP RVW; UPDATE OUTBLDGS

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F58 D132	ST345 DP94 ADJ324		18,800 0
			TOTAL	18,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	18,800	14,000	14,000	10,900				
	IMPR	183,500	130,100	118,500	95,700				
	TOTAL	202,300	144,100	132,500	106,600				
ASSESSED VALUE	LAND	6,580	4,900	4,900	3,820				
	IMPR	64,230	45,540	41,480	33,500				
	TOTAL	70,810	50,440	46,380	37,320				

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	■	☐	☐	☐	☐

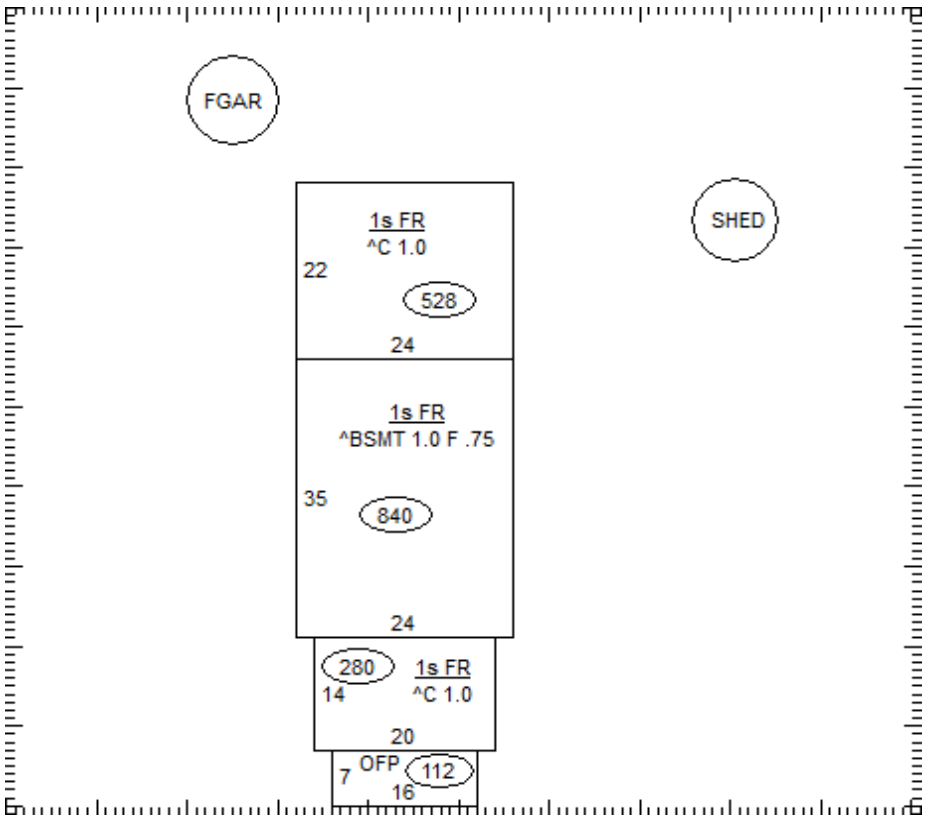
ACCOMMODATIONS					
# OF ROOMS	1	6			
BEDROOMS		3			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1648	FR	213,400
BSMT	840		12,010
SUBTOTAL			225,410
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	630 S.F.		9,010
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,278 S.F.		3,760
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			1,800
SUBTOTAL			243,610
GRADE FACTOR			100 %
UNADJUSTED VALUE			243,610
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,648	C		1937	1974	A	243,610	40	146,170		168,100
1 Shed		14x24	336	C	7.70	2020		A	2,590	3	2,510		2,500
2 Gar - Frame		20x28	560	C	23.70	2020		A	13,270	3	12,870		12,900
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		183,500

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COMMENTS

Dwelling has an Economic Factor of 115%

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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MCCOUWAN ARTHUR G &	624 WALNUT ST	COLDWATER	OH	45828	08/04/2004	74,500	WDC : A : 0	☐	■
2	SEVERT EDWARD R & ANNA M	624 W WALNUT ST	COLDWATER	OH	45828		0	: 0	☐	☐
3							0	0	☐	☐

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☐ 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
624 W WALNUT ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	18,800 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
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☐ 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					
BEDROOMS					
FIREPLACES					

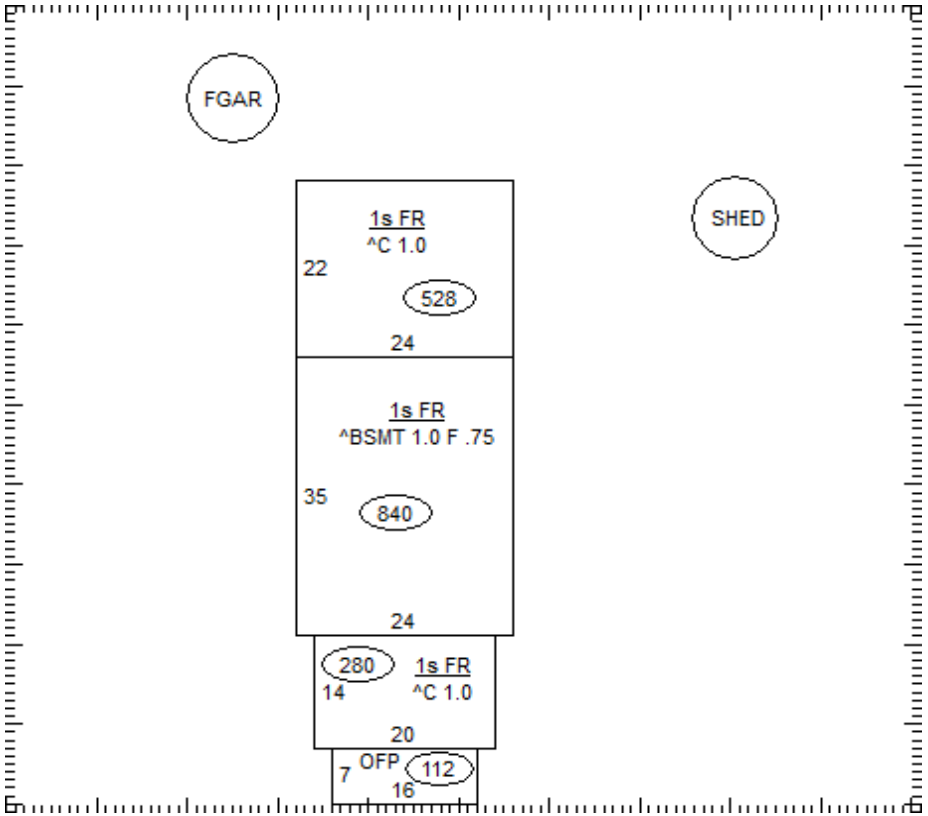
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	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		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS