

05-105300.0000

ROBERTS JOHN A & JULIE M

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310 W VINE ST

COLDWATER, OH 45828

LEGAL INFORMATION

SELHORST THIRD ADDITION

ALSO SEC LAND

RTS: 002-06-28 LOT#: 665

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROBERTS JOHN A & JULIE M	310 W VINE ST	COLDWATER	OH	45828	10/28/2019	189,900	WDC : 735	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MILLER DONALD R & LORNA	310 W VINE ST	COLDWATER	OH	45828	08/19/2005	142,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WENDEL RONDA S	310 W VINE ST	COLDWATER	OH	45828	11/29/2000	115,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 01/20/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	310 W VINE ST, COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,656.40, Other Assessment=\$0.00 DE16 DESKTOP RVW CHG: add pat DE20 RMV OWN OCC; DIDN'T RET APP
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F132 D112	ST440	DP86	ADJ378			49,900	0
TOTAL						49,900	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	
APPRAISED	LAND	49,900	35,500	29,600
VALUE	IMPR	203,200	166,100	132,100
	TOTAL	253,100	201,600	161,700
ASSESSED	LAND	17,470	12,430	10,360
VALUE	IMPR	71,120	58,140	46,240
	TOTAL	88,590	70,570	56,600

OCCUPANCY
 SF DU TR
 CONVERSION

BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

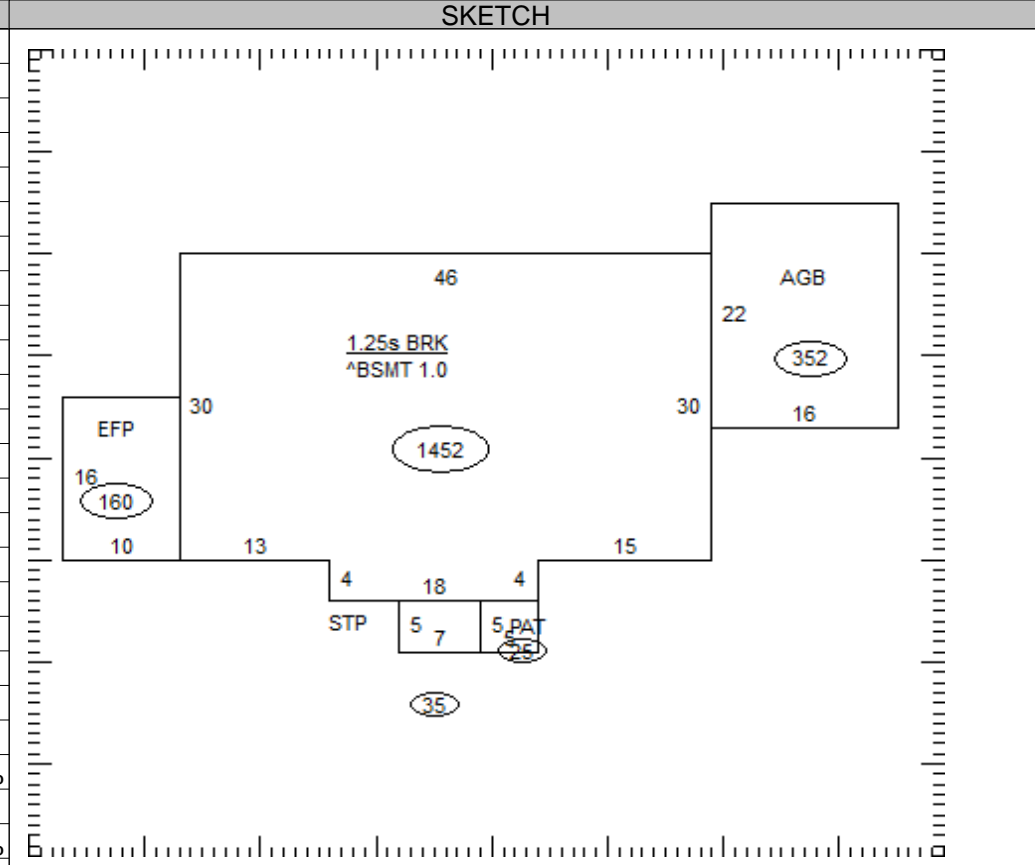
FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS: 6 2
 BEDROOMS: 1 2
 FIREPLACES: 1
 HEAT & AC:

PLUMBING
 X FULL BATH
 X HALF BATH: 1
 X FIXTURES: 1

FLOOR	AREA	CONST	VALUE
1	1452	BRK	211,050
.25	363	BRK	48,120
BSMT	1452		20,760
SUBTOTAL			279,930
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	1,815 S.F.		3,000
PLUMBING #	3		3,630
GARAGES & CARPORTS			9,800
EXTRA FEATURES			5,200
SUBTOTAL			305,960
GRADE FACTOR			105 %
UNADJUSTED VALUE			321,260
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,815	C+		1951		A	321,260	45	176,690		203,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-105300.0000 TOTAL 203,200

COMMENTS

Dwelling has an Economic Factor of 115%