05-113900.0000

WENNING CHRISTOPHER R & ELIZABETH A
WENNING CHRISTOPHER R & ELIZABETH A
708 MARIAN DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-452-011

LEGAL INFORMATION
SELHORST FOURTH ADDITION

LOT#: 751

Property Class: 510
Neighborhood 000506-TS50
Map: 14B9
Block:
Card: 65
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENNING CHRISTOPHER R &	708 MARIAN DR	COLDWATER	OH	45828	07/05/2018	143,000	WDC : 482	☐	■
2	GROSS RONALD H & RIEKO	708 MARIAN DR	COLDWATER	OH	45828	01/22/2002	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: 04/28/2023 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
708 MARIAN DR, COLDWATER

COMMENT
TY2022:Net Gen=$2,005.20, Other Assessment=$0.00
DE19 RMV OWN OCC; DIDN'T RET APP
DE23 DESKTOP REVIEW// ADD PATIO

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F70 D120	ST440 DP89 ADJ392		27,400 0
			TOTAL	27,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	27,400	19,400	16,200					
	IMPR	174,700	132,800	109,300					
	TOTAL	202,100	152,200	125,500					
ASSESSED VALUE	LAND	9,590	6,790	5,670					
	IMPR	61,150	46,480	38,260					
	TOTAL	70,740	53,270	43,930					

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		7			
BEDROOMS		3			
FIREPLACES		1			

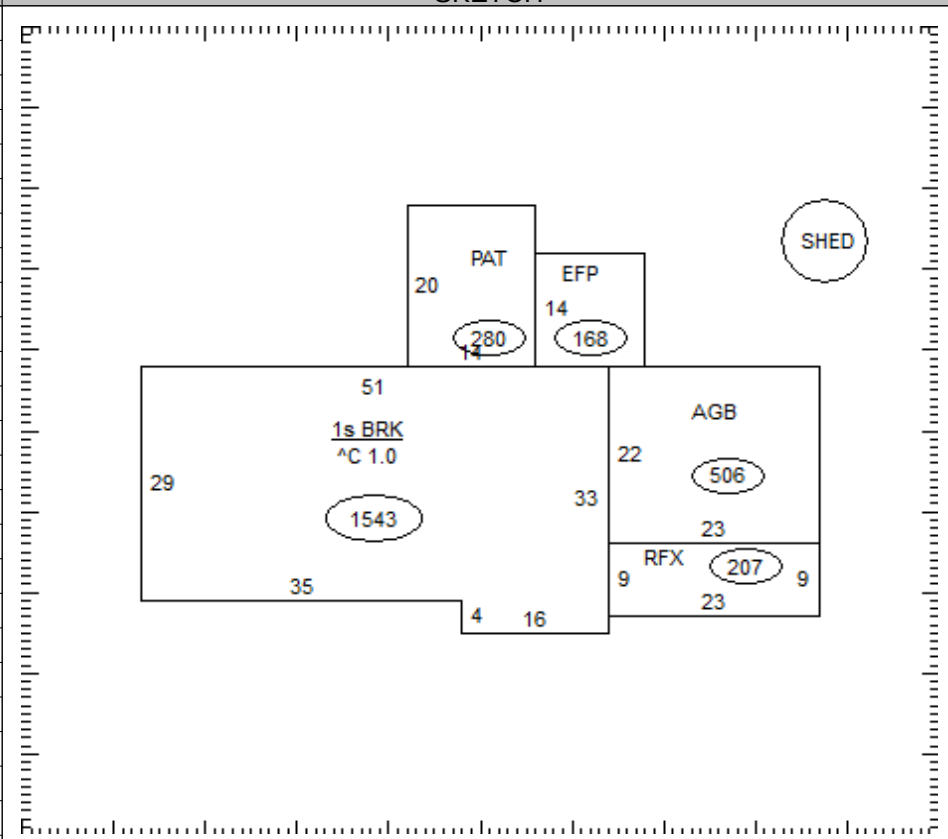
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	■	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1543	BRK	220,620

SUBTOTAL			220,620
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	1,543	S.F.	2,550
PLUMBING #	0		0
GARAGES & CARPORTS			14,100
EXTRA FEATURES			7,800
SUBTOTAL			249,470
GRADE FACTOR			105 %
UNADJUSTED VALUE			261,940
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,543	C+		1959		A	261,940	42	151,930		174,700
1 Shed	PP	12x12	144	C		1995		A		47			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		174,700

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COMMENTS

Dwelling has an Economic Factor of 115%