05-133200.0000

WOESTE JORDAN R & JESSICA R
WOESTE JORDAN R & JESSICA R
803 SUNSET DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-329-015

LEGAL INFORMATION
SELHORST NINTH ADDITION

LOT#: 936

Property Class: 510
Neighborhood 000508-TS50
Map: 14B4
Block:
Card: 23
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WOESTE JORDAN R &	803 SUNSET DR	COLDWATER	OH	45828	12/29/2021	299,000	WDC : 1122	☐	■
2	AHRENS SAMUEL D & CARLA	803 SUNSET DR APT/SUITE	COLDWATER	OH	45828	03/30/2009	0	QCE : X : 0	☐	☐
3	AHRENS SAMUEL A & GAERKE	803 SUNSET DR	COLDWATER	OH	45828	07/06/2004	120,000	WDC : A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 01/12/2005 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
803 SUNSET DR, COLDWATER

COMMENT
TY2022:Net Gen=$2,301.86, Other Assessment=$0.00
de09 corr bsmnt fin,ex features-data mailer-aerial verified
DE21 ADD EX FIX PER DATA MAILER
NC22 COVERED PAT IN REAR/NOW CONCRETE?

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F85 D117	ST410 DP88 ADJ361		30,700 0
			TOTAL	30,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2021	2020	2017			
REASON FOR CHANGE		RAPP	NC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	30,700	23,900	23,900	23,900	19,500			
	IMPR	178,500	155,100	151,400	150,400	125,900			
	TOTAL	209,200	179,000	175,300	174,300	145,400			
ASSESSED VALUE	LAND	10,750	8,370	8,370	8,370	6,830			
	IMPR	62,480	54,290	52,990	52,640	44,070			
	TOTAL	73,230	62,660	61,360	61,010	50,900			

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	☐	☐	☐	☐	☐

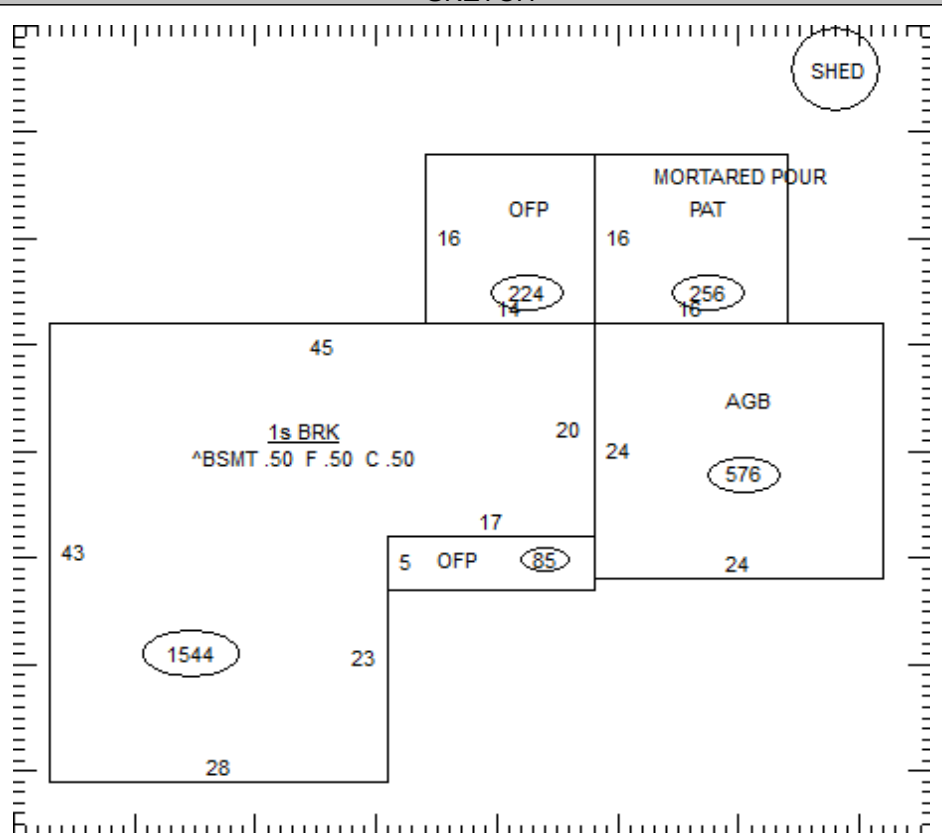
ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		3			
FIREPLACES					

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		1			
X FIXTURES		1			

FLOOR	AREA	CONST	VALUE
1	1544	BRK	220,760
BSMT	772		11,040
SUBTOTAL			231,800
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	386 S.F.		5,520
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,930 S.F.		3,190
PLUMBING #	6		7,260
GARAGES & CARPORTS			16,100
EXTRA FEATURES			6,000
SUBTOTAL			269,870
GRADE FACTOR			105 %
UNADJUSTED VALUE			283,360
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,544	C+		1971		A	283,360	40	170,020		178,500
1 Shed		8x11	88	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 178,500

COMMENTS

Dwelling has an Economic Factor of 105%

05-133200.0000

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COLDWATER, OH 45828

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SELHORST NINTH ADDITION

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Neighborhood
000508-TS50
Map: 14B4
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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PLATFOOT KAREN M	803 SUNSET DR	COLDWATER	OH	45828	02/08/1999	110,000	: A : 0	☐	■
2							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
803 SUNSET DR, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		30,700	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
☐ 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					
BEDROOMS					
FIREPLACES					

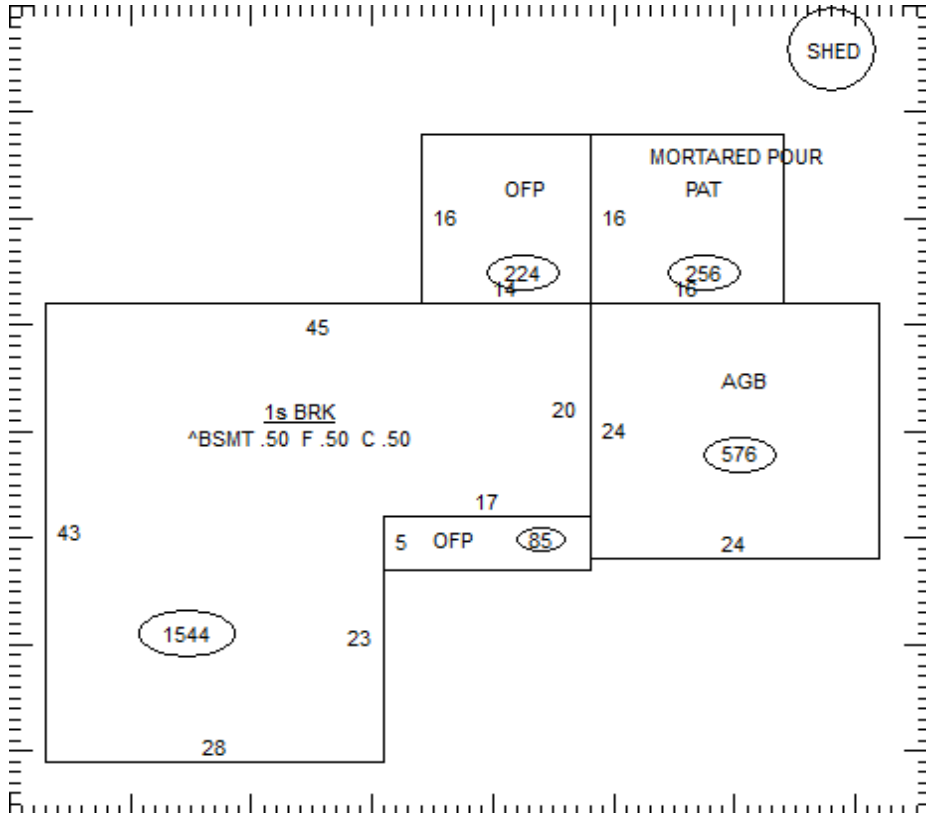
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

05-133200.0000

TOTAL 0

COMMENTS