



**LEGAL INFORMATION**  
RESTFUL ACRES 7TH ADD

LOT#: 1043

Page 1 of 2	
Property Class: 510	
Neighborhood 000501-TM40	
Map: 14A5	
Block:	
Card: 06	
Bk:	Pg:

**WEIGEL CHAD A**  
WEIGEL CHAD A  
613 FAIRVIEW DR  
COLDWATER, OH 45828

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WEIGEL CHAD A	613 FAIRVIEW DR	COLDWATER	OH	45828	12/14/2018	122,000	WDC : 974	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	THOBE MARK E & STREBEL	613 FAIRVIEW DR	COLDWATER	OH	45828	04/17/2014	75,000	WDC : 209	<input type="checkbox"/>	<input type="checkbox"/>
3	THE SECRETARY OF HOUSING	15 E 7TH ST	CINCINNATI	OH	45202	12/03/2013	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/>	TTO	LISTER: NS	DATE: 02/23/2005	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
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<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	613 FAIRVIEW DR, COLDWATER <b>COMMENT</b> TY2022:Net Gen=\$1,950.22, Other Assessment=\$0.00
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LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F70 D120	ST350	DP89	ADJ312		21,800		0

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			TOTAL	21,822	0
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	TOTAL	21,800	0
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[illegible]

VALUE YEAR	2023	2020	2017					
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REASON FOR CHANGE	RAPP	RAPP	RAPP					
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APPRAISED	<u>LAND</u>	21,800	14,300	10,600				
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VALUE	<u>IMPR</u>	164,000	133,700	104,500					
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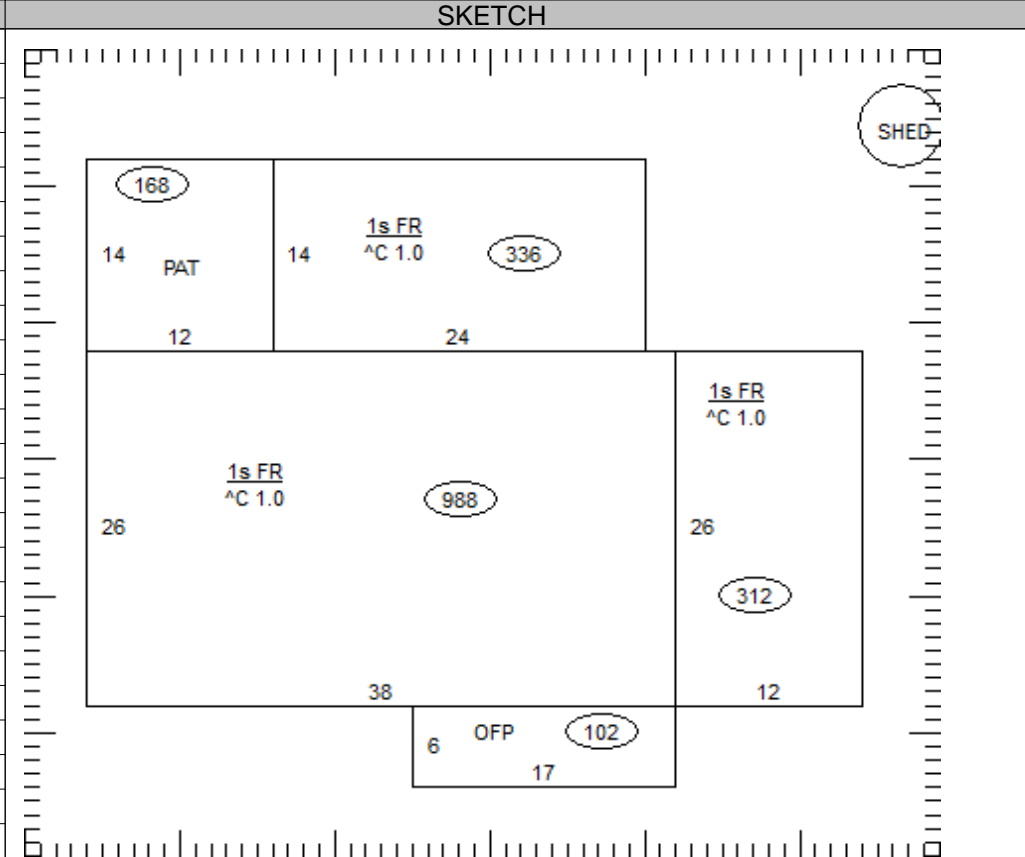
<u>TOTAL</u>	185,800	148,000	115,100					
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LAND	7,630	5,010	3,710						
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ASSESSED	IMPR	57.400	46.800	36.580				
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VALUE	TOTAL	65,030	51,810	40,290				
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OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD		1	1636	FR	211,850						
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO											
<b>BUILDING TYPE</b>		<input checked="" type="checkbox"/> ALM/VYNL											
<input type="checkbox"/> MOBILE HOME		<input type="checkbox"/> CONC BLK											
<input type="checkbox"/> BI/TR LEVEL		<input type="checkbox"/> METAL											
<input type="checkbox"/> MOD/MAN		<input type="checkbox"/> BRICK											
<input type="checkbox"/> _____		<input type="checkbox"/> STONE											
<b>ROOFING</b>		<b>ROOF TYPE</b>											
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
<b>FLOORS</b>		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<b>INT. FINISH</b>		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<b>ACCOMMODATIONS</b>													
# OF ROOMS		5											
BEDROOMS		3											
FIREPLACES													
<b>HEAT &amp; AC</b>		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEOTHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<b>PLUMBING</b>		<b>BASE</b> <input checked="" type="checkbox"/>											
X FULL BATH													
X HALF BATH		1											
X FIXTURES		1											
<b>SUBTOTAL</b>		211,850											
MULTI-FAMILY #		0											
BUILDING TYPE		100%											
BSMT FINISH		0 S.F.											
FIREPLACE #		0											
HEATING		0 S.F.											
AIR COND		1,636 S.F.											
PLUMBING #		3											
GARAGES & CARPORTS		0											
EXTRA FEATURES		2,300											
<b>SUBTOTAL</b>		220,480											
GRADE FACTOR		95 %											
<b>UNADJUSTED VALUE</b>		209,460											
FACTOR		100 %											
<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>
DWELLING	1	SK	1,636	C-		1974	2000	A	209,460	26	155,000		162,800
1 Shed	8	12x16	192	C	9.90	2000		A	1,900	37	1,200		1,200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-145000.0000	<b>TOTAL</b>	164,000
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COMMENTS
2000 RMDLD INTERIOR, WIRING, PLUMBING Dwelling has an Economic Factor of 105%



LOT#: 1043

SKETCH

The diagram illustrates a building layout with the following components:

- Room 168:** Located at the top left, with a value of 14 and the label PAT.
- Room 336:** Located at the top right, with a value of 14 and the label  $1s\ FR$  ^C 1.0.
- Room 988:** A large central room with a value of 26 and the label  $1s\ FR$  ^C 1.0.
- Room 312:** Located on the right side, with a value of 26 and the label  $1s\ FR$  ^C 1.0.
- Room 102:** A small room at the bottom right, with a value of 6 and the label OFP.
- Corridor 38:** A horizontal corridor connecting the central room (988) to the right side.
- Corridor 12:** A vertical corridor on the left side, connecting the top left room (168) to the central room (988).
- Corridor 24:** A horizontal corridor at the top, connecting the top left room (168) to the top right room (336).
- Corridor 17:** A vertical corridor at the bottom, connecting the bottom right room (102) to the central room (988).
- Shed:** A circular area labeled SHED located at the top right, outside the main building footprint.

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## COMMENTS