05-150400.0000

TIMMERMAN ADAM D & LAURYN E
TIMMERMAN ADAM D & LAURYN E
614 EDEN AVE
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-329-019

LEGAL INFORMATION
RESTFUL ACRES EIGHTH
ADDITION
LOT#: 1097

Property Class: 510
Neighborhood
000501-TM40
Map: 14A5
Block:
Card: 41
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TIMMERMAN ADAM D &	614 EDEN AVE	COLDWATER	OH	45828	09/28/2018	118,000	WDC : 750	☐	■
2	SUTTER MICHAEL J &	614 EDEN AVE	COLDWATER	OH	45828		0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 03/14/2012 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
614 EDEN AVE, COLDWATER

COMMENT
TY2022:Net Gen=$1,660.38, Other Assessment=$0.00
DE19 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

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

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	21,800	14,300	10,600					
	IMPR	133,600	111,700	89,500					
	TOTAL	155,400	126,000	100,100					
ASSESSED VALUE	LAND	7,630	5,010	3,710					
	IMPR	46,760	39,100	31,330					
	TOTAL	54,390	44,110	35,040					

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		6			
BEDROOMS		3			
FIREPLACES					

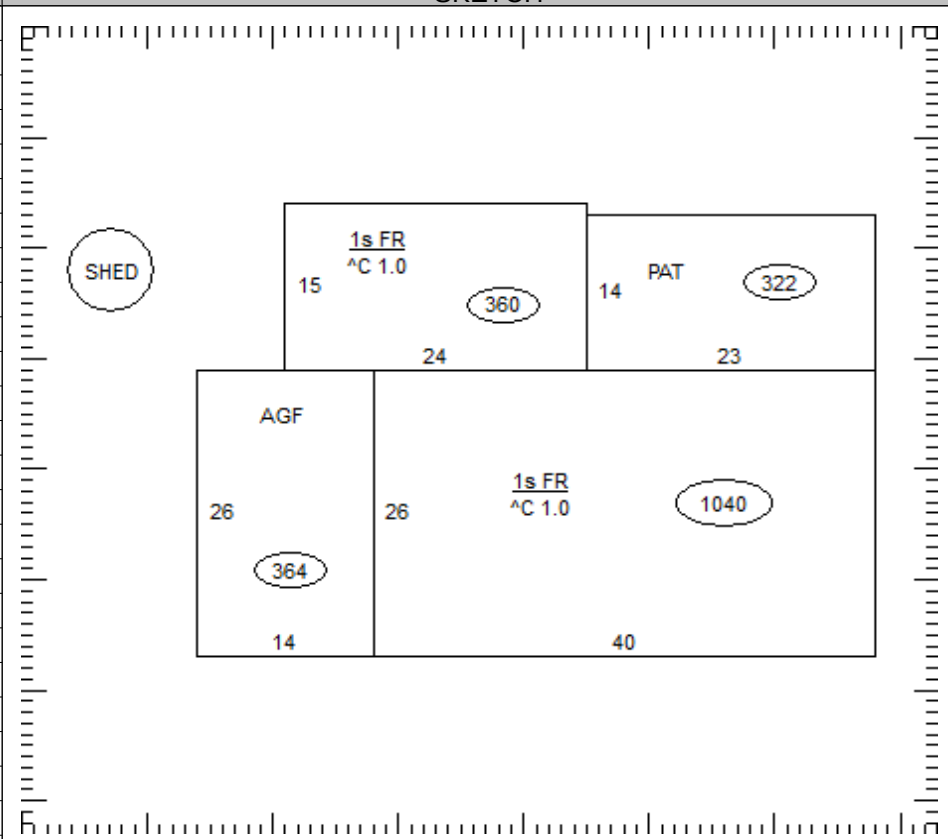
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1400	FR	193,380

SUBTOTAL			193,380
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,400	S.F.	2,310
PLUMBING #	0		0
GARAGES & CARPORTS			9,000
EXTRA FEATURES			1,300
SUBTOTAL			205,990
GRADE FACTOR			95 %
UNADJUSTED VALUE			195,690
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,400	C-		1976		A	195,690	35	127,200		133,600
1 Shed		6x8	48	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		133,600

05-150400.0000

COMMENTS

Dwelling has an Economic Factor of 105%