

05-169400.0000

**WENTE WILLIAM R & PAMELA J**

WENTE WILLIAM R & PAMELA J  
1002 N WOODVIEW DR  
COLDWATER, OH 45828

**LEGAL INFORMATION**

WESTVIEW FIRST ADD

LOT#: 1286

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENTE WILLIAM R & PAMELA	1002 N WOODVIEW DR	COLDWATER	OH	45828	06/29/2020	307,000	WDC : 408	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	STELZER EILEEN H	1002 N WOODVIEW DR	COLDWATER	OH	45828	02/06/2020	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	STELZER ROBERT A & EILEEN	1002 WOODVIEW DR	COLDWATER	OH	45828	07/29/1987	15,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: NS DATE: 12/21/2004 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

**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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1002 N WOODVIEW DR, COLDWATER <b>COMMENT</b> TY2022:Net Gen=\$3,039.88, Other Assessment=\$0.00 DE21 REMOVE HOMESTEAD CREDIT DE21 ADD 1/2 BATH PER DATA MAILER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<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	F120 D140	ST445	DP96	ADJ427			51,200	0
TOTAL							51,200	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2021	2020	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP			
APPRAISED	<u>LAND</u>	51,200	40,500	40,500	32,300		
VALUE	<u>IMPR</u>	245,600	195,900	193,600	162,200		
	<u>TOTAL</u>	296,800	236,400	234,100	194,500		
ASSESSED	<u>LAND</u>	17,920	14,180	14,180	11,310		
VALUE	<u>IMPR</u>	85,960	68,570	67,760	56,770		
	<u>TOTAL</u>	103,880	82,750	81,940	68,080		

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

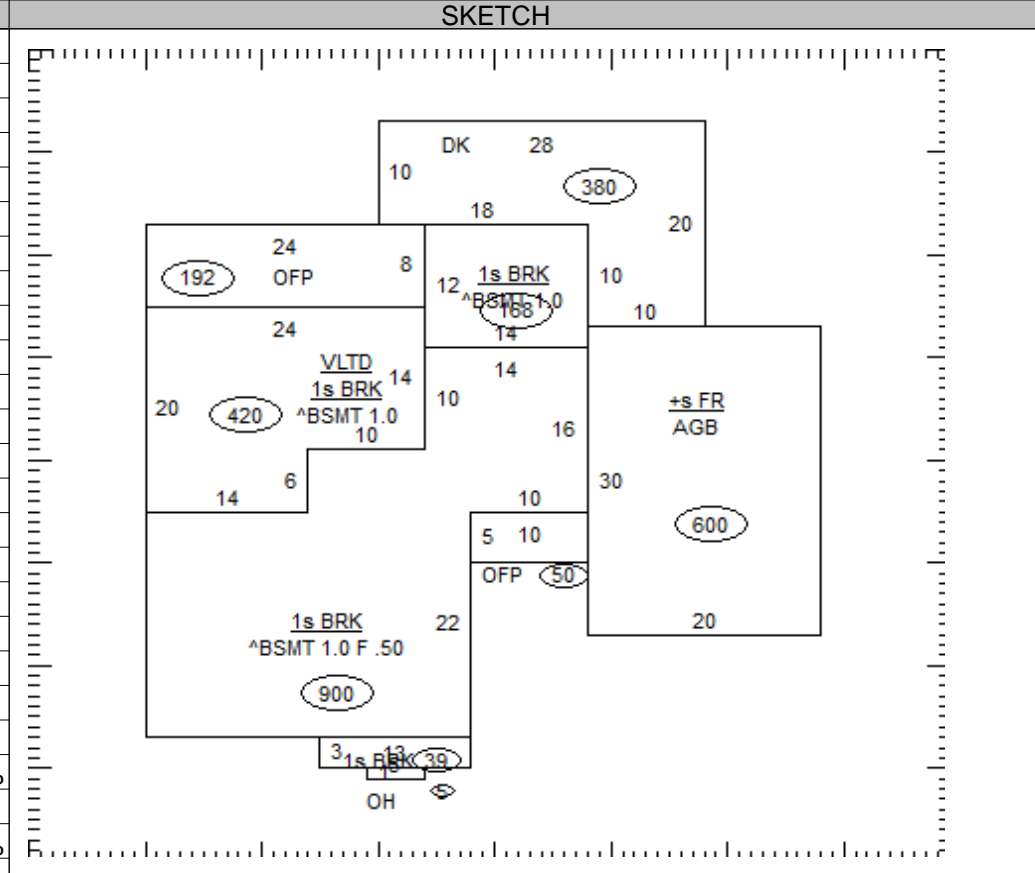
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 2 5  
 BEDROOMS 3  
 FIREPLACES 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 1  
 X HALF BATH 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1527	BRK	218,330
+	0	FR	7,210
BSMT	1488		21,280
<b>SUBTOTAL</b>			246,820
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	450 S.F.		6,440
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,977 S.F.		3,260
PLUMBING #	5		6,050
GARAGES & CARPORTS			16,800
EXTRA FEATURES			17,300
<b>SUBTOTAL</b>			301,070
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			316,120
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,527	C+		1988		A	316,120	26	233,930		245,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-169400.0000 TOTAL 245,600

**COMMENTS**

Dwelling has an Economic Factor of 105%