



09-000747.0000

WERLING PAUL J & JENNIFER A

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1110 N ELM ST

COLDWATER, OH 45828

LEGAL INFORMATION

BASS LANDING

RTS: 003-06-16 LOT#: 47

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WERLING PAUL J & JENNIFER	1110 N ELM ST	COLDWATER	OH	45828	06/27/2017	100,000	WDC : 417	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SNODGRASS FAMILY	5576 ISLAND VIEW DR	CELINA	OH	45822	04/02/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: HK	DATE: 02/27/2020	TIME: 12:00:00 AM	<input checked="" type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5576 ISLAND VIEW DR, CELINA		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,801.28, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<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	DE20 CHG STP TO OFF, ADD GAR, AC,		
LAND COMPUTATIONS						CENTRAL HEAT		
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D124	ST790	DP91	ADJ719			47,500	0
						TOTAL	47,500	0

VALUATION SUMMARY

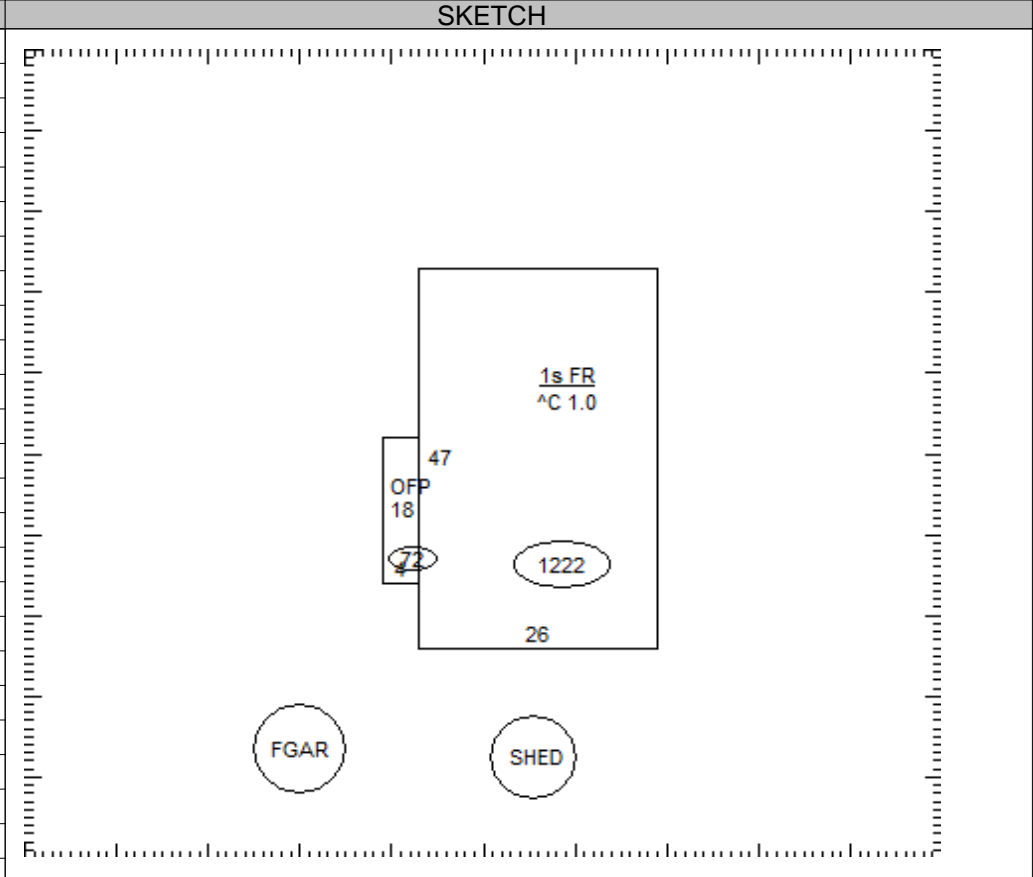
VALUE YEAR	2023	2022	2020	2020	2020	2020	2019	2017
REASON FOR CHANGE	RAPP	MISC	NC	MISC	NC	MISC	REMB	RAPP
APPRAISED	LAND	47,500	39,600	39,600	36,000	36,000	36,000	36,000
VALUE	IMPR	109,100	67,500	66,200	55,700	58,800	47,400	47,400
	TOTAL	156,600	107,100	105,800	91,700	94,800	83,400	83,400
ASSESSED	LAND	16,630	13,860	13,860	12,600	12,600	12,600	12,600
VALUE	IMPR	38,190	23,630	23,170	19,500	20,580	16,590	16,590
	TOTAL	54,820	37,490	37,030	32,100	33,180	29,190	29,190

OCCUPANCY	EXTERIOR
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO
BUILDING TYPE	<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

FLOOR	AREA	CONST	VALUE
1	1222	FR	180,920

SUBTOTAL			180,920
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,222 S.F.		2,020
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			1,200
SUBTOTAL			186,560
GRADE FACTOR			85 %
UNADJUSTED VALUE			158,580
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,222	D+		1940	1978	G	158,580	40	95,150		104,700
1 Shed		8x12	96	C		2000		A		37			0
2 Gar - Frame		18x24	432	C	23.70	1989	2019	A	10,240	57	4,400		4,400
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 109,100

COMMENTS

Dwelling has an Economic Factor of 110%