

09-127000.0000

CERVANTES ANA I
CERVANTES ANA I
901 EDGEWOOD DR
COLDWATER, OH 45828

LEGAL INFORMATION
MEADOWS ACRES SUBD

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CERVANTES ANA I	901 EDGEWOOD DR	COLDWATER	OH	45828	07/19/2018	63,000	WDC : 523	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KREMER COREY A	4788 BENSMAN RD	MINSTER	OH	45865	12/30/2011	47,500	WDC : A : 710	<input type="checkbox"/>	<input type="checkbox"/>
3	MESCHER PAUL TRUSTEE	4724 ST RTE 127	CELINA	OH	45822	05/19/2011	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JL DATE: 09/26/2011 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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	4724 US RT 127, 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=\$1,458.22, 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	DE11 INFORMALS; ADJ DWLG GRADE AND

LAND COMPUTATIONS

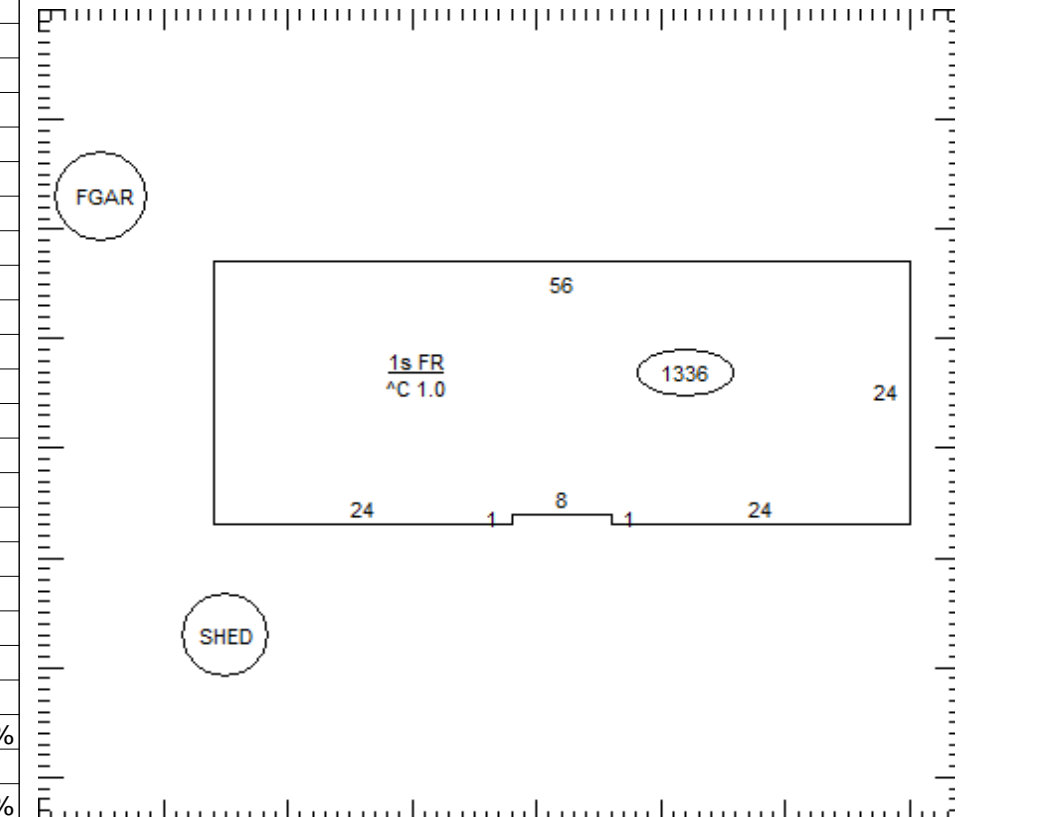
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F163 D266	ST135	DP118	ADJ159			25,900	0
					TOTAL		25,900	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	<u>LAND</u>	25,900	25,300	24,100	24,100			
VALUE	<u>IMPR</u>	108,000	61,400	63,900	52,600			
	<u>TOTAL</u>	133,900	86,700	88,000	76,700			
ASSESSED	<u>LAND</u>	9,070	8,860	8,440	8,440			
VALUE	<u>IMPR</u>	37,800	21,490	22,370	18,410			
	<u>TOTAL</u>	46,870	30,350	30,810	26,850			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1336	FR	190,990		
<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						
ROOFING		ROOF TYPE							
<input checked="" type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE							
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP							
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL							
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD							
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT							
FLOORS		B	1	2	3	U	SUBTOTAL		
CONCRETE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	190,990		
WOOD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY # 0 0		
TILE/COMPO		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE 100% 0		
CARPET		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH 0 S.F. 0		
INT. FINISH		B	1	2	3	U	FIREPLACE # 0 0		
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING 0 S.F. 0		
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND 1,336 S.F. 2,200		
UNFINISHED		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING # 2 2,420		
ACCOMMODATIONS							GARAGES & CARPORTS		
# OF ROOMS		5					EXTRA FEATURES 0		
BEDROOMS		3					SUBTOTAL 195,610		
FIREPLACES							GRADE FACTOR 85 %		
HEAT & AC		B	1	2	3	U	UNADJUSTED VALUE		
NO HEAT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166,270		
CTRL HEAT		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR		
HW/STEAM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100 %		
ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		
HEAT PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ST.HT	SIZE	
FLR/WALL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	SK	
STVE/SPCE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8	25x25	
GEOTHERMAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10x10	
OUTSIDE		<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"/>			
PLUMBING		BASE					<input checked="" type="checkbox"/>	AREA	GRADE
X FULL BATH							1,336	D+	
X HALF BATH		1					625	C	
X FIXTURES							100	C	

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,336	D+		1979		A	166,270	38	103,090		103,100
1 Gar - Frame	8	25x25	625	C	23.70	1987		A	14,810	67	4,890		4,900
2 Shed		10x10	100	C		1990		A		57			0
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 108,000

COMMENTS

TRANSFER TO REAL ESTATE
Dwelling has an Economic Factor of 100%

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COLDWATER, OH 45828

LEGAL INFORMATION

MEADOWS ACRES SUBD

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MESCHER PAUL	4724 US RT 127	CELINA	OH	45822	11/13/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: JL DATE: 09/26/2011 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<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	
<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
TOTAL						25,900	0	

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

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

EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> WOOD				
<input type="checkbox"/> STUCCO				
<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> METAL				
<input type="checkbox"/> BRICK				
<input type="checkbox"/> 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

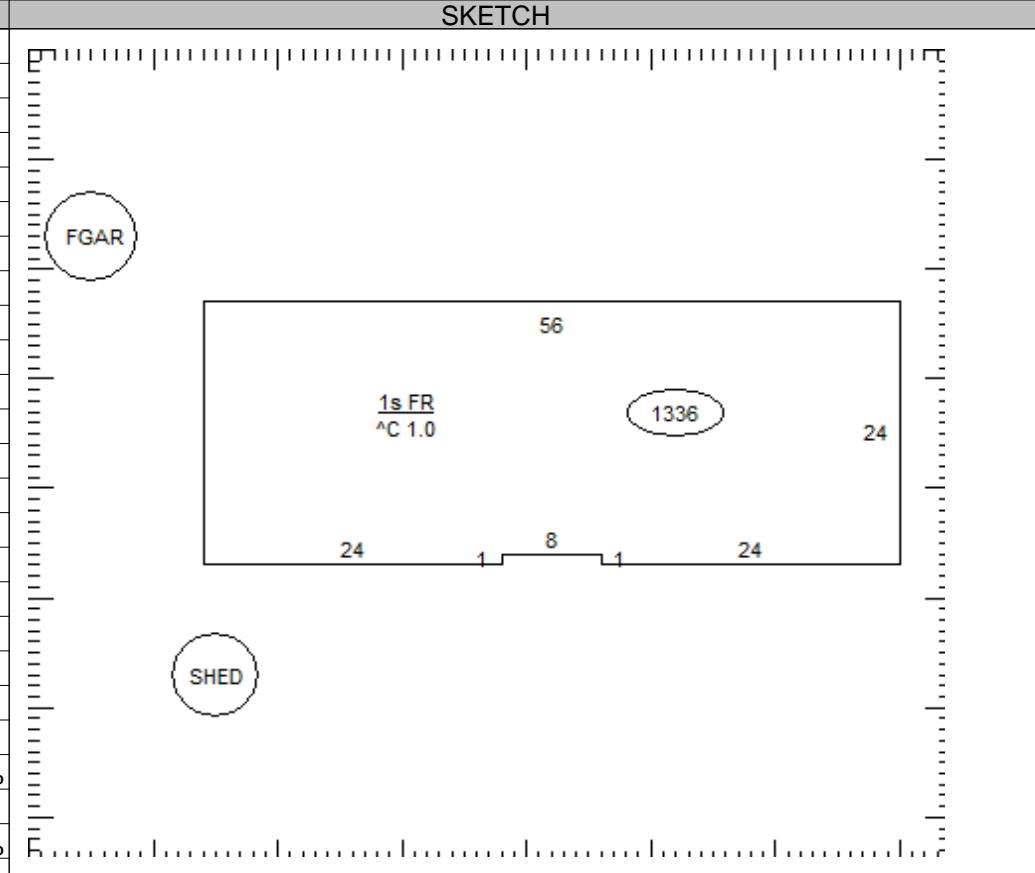
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS
 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

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		%



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													

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TOTAL 0

COMMENTS