

24-027700.0000

**BALLINGER DONALD W & MICHELLE A**

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3259 ST RTE 219

COLDWATER, OH 45828

**LEGAL INFORMATION**

WEITZ SUBDIVISION

LOT#: 14

RTS: 002-05-25

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BALLINGER DONALD W &	3259 ST RTE 219	COLDWATER	OH	45828	04/23/2021	190,000	5:WDC : 294	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HIRSCHFELD EUGENE LEROY	7716 WEITZ RD	CELINA	OH	45822	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 11/05/2004 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	7716 WEITZ RD, CELINA
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT TY2022:Net Gen=\$1,877.30, Other Assessment=\$222.82 DE17 DESKTOP REVIEW//RMV STP & CORR PATIO MSMTS DE22 RMV OWN OCC - DID NOT RETURN APP
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	
				<input type="checkbox"/> F. RESTRICT	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F100 D200	ST195	DP113	ADJ220		22,000 0
TOTAL						22,000 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRAISED	LAND	22,000	17,900	14,100	14,100
VALUE	IMPR	129,300	94,000	86,600	79,900
	TOTAL	151,300	111,900	100,700	94,000
ASSESSED	LAND	7,700	6,270	4,940	4,940
VALUE	IMPR	45,260	32,900	30,310	27,970
	TOTAL	52,960	39,170	35,250	32,910

**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

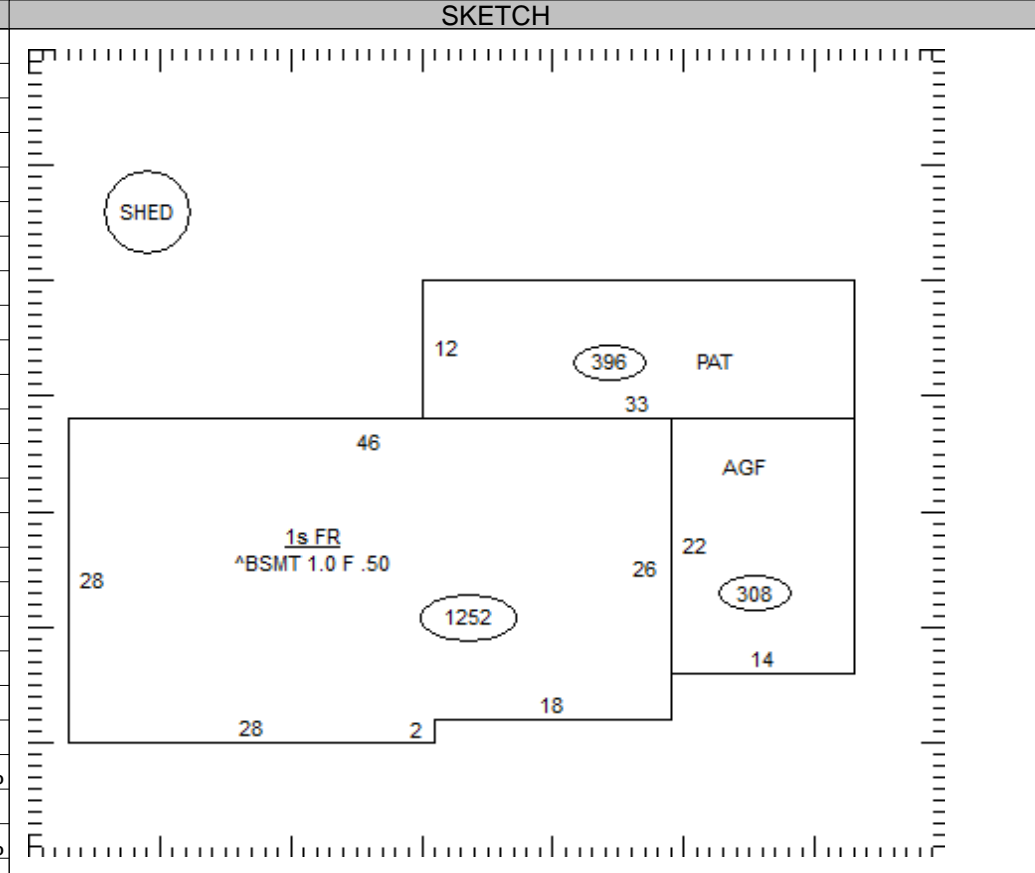
**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**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 6  
 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  
 X HALF BATH 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1252	FR	182,140
BSMT	1252		17,900
<b>SUBTOTAL</b>			200,040
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	589 S.F.		8,420
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,841 S.F.		3,040
PLUMBING #	2		2,420
GARAGES & CARPORTS			7,600
EXTRA FEATURES			1,600
<b>SUBTOTAL</b>			227,520
<b>GRADE FACTOR</b>			100 %
<b>UNADJUSTED VALUE</b>			227,520
<b>FACTOR</b>			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,252	C		1957		A	227,520	42	131,960		129,300
1 Shed		10x12	120	C		1970		A		85			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

24-027700.0000 TOTAL 129,300

**COMMENTS**

Dwelling has an Economic Factor of 98%