

43-005500.0100

DILLER ANDREW J & COURTNEY E

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5976 RAUH RD

COLDWATER, OH 45828

LEGAL INFORMATION

PT NW NW

RTS: 001-06-16

Acres:1.0000

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|-------------------|--------------|-----------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 | DILLER ANDREW J & | 5976 RAUH RD | COLDWATER | OH | 45828 | 07/30/2021 | 200,000 | WDC : 619 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | KREMER ROBERT P | 5976 RAUH RD | COLDWATER | OH | 45828 | 10/13/2005 | 75,000 | WDC : A : 841 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | GRUSS MICHAEL G & | 5976 RAUH RD | COLDWATER | OH | 45828 | 04/09/1996 | 0 | : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DATE: 11/22/2010 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 | 5976 RAUH RD, COLDWATER |
| <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=\$1,719.24, 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=\$0.16 |
| <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 RMV SHED |

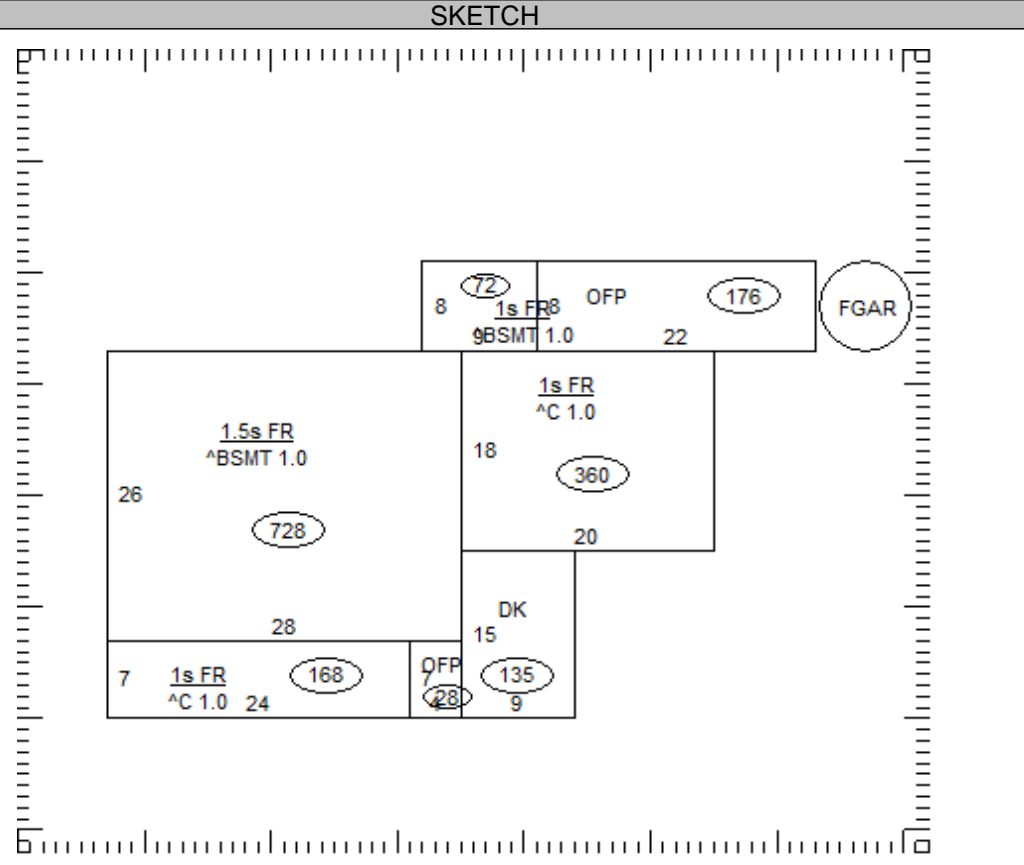
LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---------------------|------|-------|------|---|-------|--------|-------|---|
| HS:Home Site | AC:1 | 28470 | | | | 28,500 | 0 | |
| Total Acres: 1.0000 | | | | | TOTAL | 28,500 | 0 | |

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2022 | 2020 | 2017 |
|-------------------|--------|---------|---------|---------|
| REASON FOR CHANGE | RAPP | MISC | RAPP | RAPP |
| APPRAISED VALUE | 28,500 | 18,200 | 18,200 | 16,500 |
| | IMPR | 137,900 | 116,200 | 113,600 |
| | TOTAL | 166,400 | 134,400 | 131,800 |
| ASSESSED VALUE | 9,980 | 6,370 | 6,370 | 5,780 |
| | IMPR | 48,270 | 40,670 | 39,760 |
| | TOTAL | 58,250 | 47,040 | 46,130 |

| | | | | | | | |
|--|---|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 1328 | FR | 189,850 |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | .5 | 364 | FR | 32,270 |
| 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 type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE | | | | | | |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP | | | | | | |
| <input checked="" 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 | |
| CONCRETE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| WOOD | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| INT. FINISH | | B | 1 | 2 | 3 | U | |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| UNFINISHED | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| ACCOMMODATIONS | | | | | | | |
| # OF ROOMS | | 4 | 2 | | | | |
| BEDROOMS | | 2 | | | | | |
| FIREPLACES | | | | | | | |
| HEAT & AC | | B | 1 | 2 | 3 | U | |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| CTRL HEAT | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| OUTSIDE | <input type="checkbox"/> | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| PLUMBING | | BASE | | | <input checked="" type="checkbox"/> | | |
| X FULL BATH | | | | | | | |
| X HALF BATH | | 1 | | | | | |
| X FIXTURES | | | | | | | |
| BSMT | 800 | | | | | | 11,440 |
| SUBTOTAL | | | | | | | 233,560 |
| MULTI-FAMILY # | 0 | | | | | | 0 |
| BUILDING TYPE | 100% | | | | | | 0 |
| BSMT FINISH | 0 S.F. | | | | | | 0 |
| FIREPLACE # | 0 | | | | | | 0 |
| HEATING | 0 S.F. | | | | | | 0 |
| AIR COND | 1,692 S.F. | | | | | | 2,790 |
| PLUMBING # | 2 | | | | | | 2,420 |
| GARAGES & CARPORTS | | | | | | | 0 |
| EXTRA FEATURES | | | | | | | 4,700 |
| SUBTOTAL | | | | | | | 243,470 |
| GRADE FACTOR | | | | | | | 100 % |
| UNADJUSTED VALUE | | | | | | | 243,470 |
| FACTOR | | | | | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 1,692 | C | | 1900 | 1982 | A | 243,470 | 35 | 158,260 | | 134,500 |
| 1 Gar - Frame | | 24x26 | 624 | C | 23.70 | 1979 | | A | 14,790 | 77 | 3,400 | | 3,400 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 137,900

COMMENTS

SPLIT Dwelling has an Economic Factor of 85%