

44-008000.0000

KOESTER THOMAS

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1352 ST RTE 219

COLDWATER, OH 45828

LEGAL INFORMATION

MACEDON TOWN LOTS

BLOCK 2 & E PT LOT 5; ALSO VAC ALLEY

RTS: 001-06-33 LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KOESTER THOMAS	1352 ST RTE 219	COLDWATER	OH	45828	05/17/2021	150,000	3:WDC : 385	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FULLENKAMP MITCHELL D &	1352 ST RTE 219	COLDWATER	OH	45828	06/11/2012	76,000	WDC : A-M : 310	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BROCKMAN DOROTHY	PO BOX 682	FORT RECOVERY	OH	45846	03/09/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature TTO LISTER: CL DATE: 05/26/2004 TIME: 09:03:45 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	1352 ST RT 219, COLDWATER COMMENT TY2022:Net Gen=\$874.10, Other Assessment=\$1.36 DE17 DESKTOP RVW CHG: UPDATE SKETCH DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D140	ST195	DP96	ADJ187			12,300	0
F:Front	F10 D140	ST195	DP96	ADJ187			1,900	0
TOTAL							14,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	14,200	11,500	9,100	8,500			
VALUE	IMPR	99,200	68,300	64,200	51,300			
	TOTAL	113,400	79,800	73,300	59,800			
ASSESSED	LAND	4,970	4,030	3,190	2,980			
VALUE	IMPR	34,720	23,910	22,470	17,960			
	TOTAL	39,690	27,940	25,660	20,940			

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

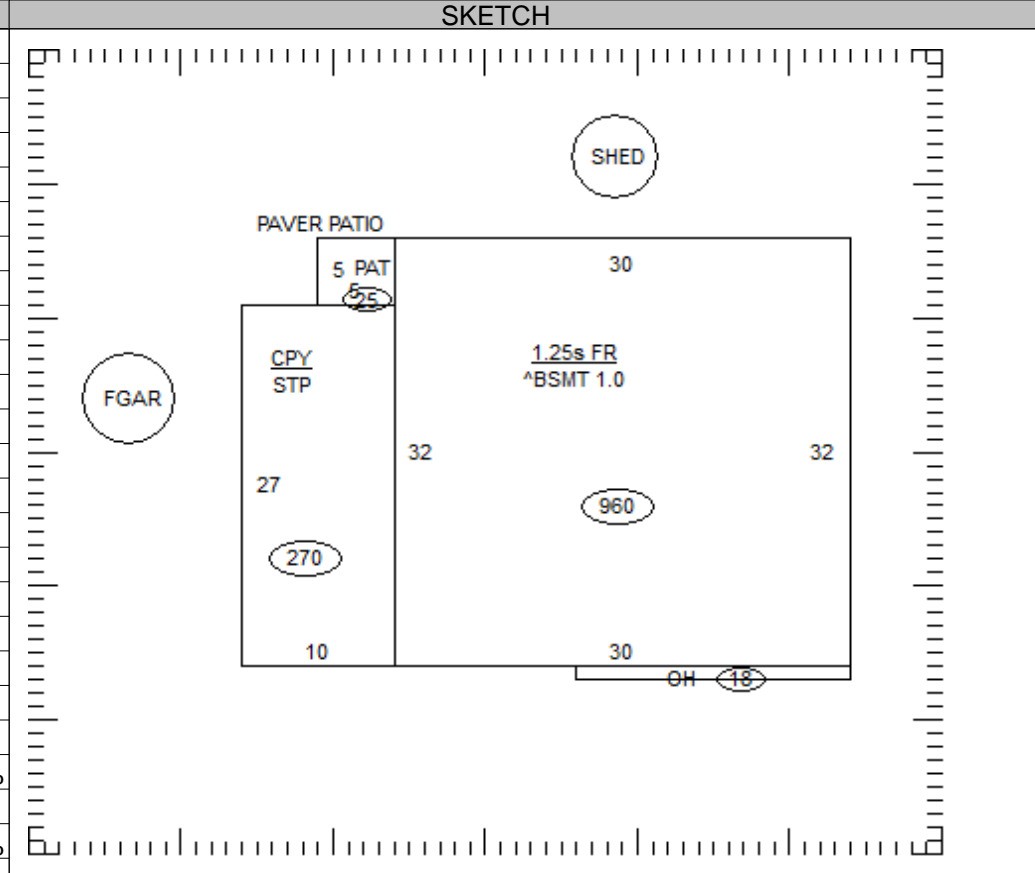
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 4 2
 BEDROOMS 1 2
 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

FLOOR	AREA	CONST	VALUE
1	960	FR	154,830
.25	240	FR	35,300
BSMT	960		13,730
SUBTOTAL			203,860
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		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			4,800
SUBTOTAL			208,660
GRADE FACTOR			100 %
UNADJUSTED VALUE			208,660
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,200	C		1949		A	208,660	45	114,760		97,500
1 Gar - Frame	7	20x24	480	C	23.70	1952		A	11,380	95	570		600
2 Shed		12x14	168	C	9.90	2000		A	1,660	37	1,050		1,100
3													
4													
5													
6													
7													
8													
9													
10													
11													

44-008000.0000 TOTAL 99,200

COMMENTS

REVIEW FLAG GARAGE LOCATION
 Dwelling has an Economic Factor of 85%